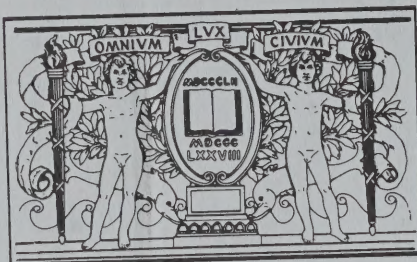


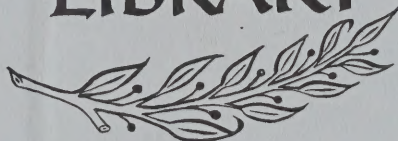
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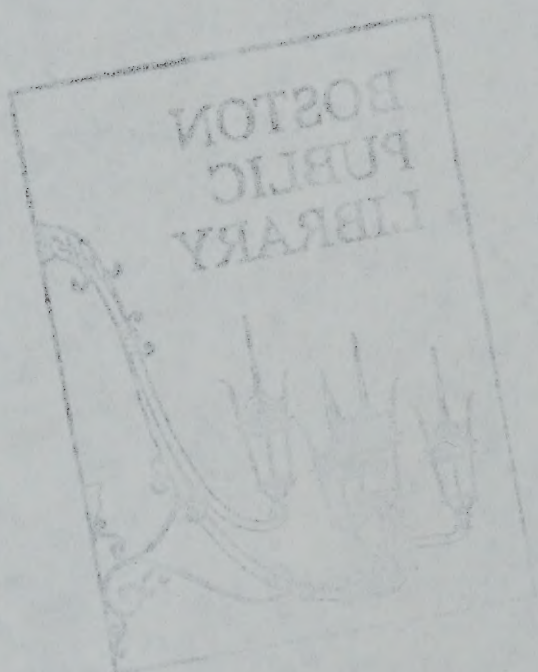
THE ALLSTON-BRIGHTON INTERIM PLANNING OVERLAY DISTRICT

OPEN SPACE PLAN

DRAFT



Prepared for:
The Allston-Brighton
Planning and Zoning Advisory Committee
1990



DRAFT

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I. EXECUTIVE SUMMARY

The Allston-Brighton Open Space Plan which will be incorporated into the Allston-Brighton Comprehensive Plan articulates the community's need and vision for open space resources.

CHAPTER I

EXECUTIVE SUMMARY

This Plan was developed by the Planning Department Authority to assist the Planning Department Authority in its Planning and Zoning analysis of Allston and Brighton. This Open Space Plan seeks to develop Recommendations for the Open Space Resources of Allston-Brighton and use as its guiding force the operating principles, goals and objectives identified by the Plan.

The Recommendations fall into four categories: Neighborhood-wide, Parks, Neighborhood Connections, Boulevards and Zoning.

A. Neighborhood-wide

The overriding neighborhood-wide goal is to create open space in neighborhoods which lack it. These include Allston Landing, North Allston, South Allston, and the area between Commonwealth Avenue and the Brookline boundary.

Existing park resources either do not meet the need of the surrounding community, or the neighborhood is separated from the resource by major barriers. The North Allston community, for example, does not have recreational resources for the elderly or very young children while Commonwealth Avenue serves as a major barrier to the residents living west of Commonwealth Avenue.

B. Parks

Of primary importance is the enhancement of the existing parks to allow for a variety of uses to meet the needs of all age groups while preserving the open space qualities. In addition, construction of buildings on public open space must be limited.

Park-specific recommendations are also presented. At Chandler's Pond, for example, there is a need for: the definition of its boundaries for the public open space; an official entrance from the former Lake Shore Road/Hendon Street; and better separation between Lake Shore Road and the sidewalk along the edge of the Pond.

CHAPTER I
EXECUTIVE SUMMARY

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The Allston-Brighton Open Space Plan which will be incorporated into the Allston-Brighton Neighborhood Plan articulates the community's need and vision for its open spacer resources.

This Plan was developed by the Boston Redevelopment Authority to assist the Planning and Zoning Advisory Committee (PZAC) in its Planning and Zoning analyses of Allston and Brighton. This Open Space Plan seeks to develop Recommendations for the Open Space Resources of Allston-Brighton and use as its guiding force the operating principles, goals and objectives identified by the PZAC.

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The overriding neighborhood-wide goal is to create open space in neighborhoods which lack it. These include: Allston Landing, North Allston, South Allston, and the area between Commonwealth Avenue and the Brookline boundary.

Existing park resources either do not meet the need of the surrounding community, or the neighborhood is separated from the resource by major barriers. The North Allston community, for example, does not have recreational resources for the elderly or very young children while Commonwealth Avenue serves as a major barrier to the residents living east of Commonwealth Avenue.

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Of primary importance is the enhancement of the existing parks to allow for a variety of uses to meet the needs of all age groups while preserving the open space qualities. In addition, construction of buildings on public open space must be limited.

Park-specific recommendations are also presented. At Chandler's Pond, for example, there is a need for: the definition of its boundaries for the public open space; an official entrance from the former Lake Shore Road/Kenrick Street; and better separation between Lake Shore Road and the sidewalk along the edge of the Pond.

C. Neighborhood Connections

The public parks and other open space resources dot the neighborhoods of Allston-Brighton. Connections between these resources should be strengthened and enhanced through boulevard and streetscape improvements.

Existing connectors such as the Chestnut Hill Reservoir, the Charles River Reservation and Commonwealth Avenue need to be strengthened and, in some cases, more clearly linked to the neighborhood. Connections between Open Space Resources at Monastery Hill must be strengthened. In addition, the connections should be reinforced through the planting of street trees along Warren and Washington Streets.

Other potential open space connectors include Market St./Chestnut Hill Ave. which serves as a link between the Charles River Reservation and Chestnut Hill Reservoir. Brighton Ave./Cambridge St./Washington St. provides the potential for connecting the commercial centers at Union Square, Brighton Center and Oak Square with open space resources such as Cunningham Park, Rogers Park and Hardiman Playground.

D. Boulevards

The boulevards of Allston and Brighton developed in very different ways--either as Grand Boulevards, or Main Streets, or Waterfront Streets. The overriding goal is to strengthen and further enhance these boulevards as Open Space connectors.

Commonwealth Avenue should be restored as a vital element of the Grand Boulevard. Landscaping and tree planting are essential elements. Brighton Avenue should be redesigned as a landscaped boulevard. This recommendation hinges on the decision by the MBTA about the fate of the trolley tracks. Finally, Union Square should be reclaimed and redesigned as a square.

E. Zoning

A final element of this Open Space Plan is zoning recommendations. The techniques include zoning each public park with an Open Space Zoning designation. In addition to the general Open Space designation, each park has Open Space sub-districts which detail the types of uses and activity that can occur within the park.

In addition, the landscaped roadways such as Commonwealth Avenue, Soldiers Field Road/Storrow Drive, Nonantum Road, Leo Birmingham Parkway, Chestnut Hill Driveway and Beacon Street have been designated with the Greenbelt Protection Overlay District. This will ensure that new development along these roadways conforms to standards which will protect the natural character of the greenbelt roadways.

Finally, to preserve the significant natural areas on private properties, a new zoning designation--the Conservation Protection Overlay District--has been proposed. This overlay district establishes mechanisms for site plan review that will allow development while ensuring preservation and protection of the natural areas.

CHAPTER II

INTRODUCTION

II. INTRODUCTION

Allston-Brighton's open space resources offer its residents a variety of experiences. The public realm provides water dependent and water enhanced recreational opportunities at the Charles River Reservation, Chandler's Pond and the Chestnut Hill Reservoir. These opportunities are augmented with public recreational facilities such as tennis and basketball courts, baseball and soccer fields, and bocci courts. Private open spaces support these resources by providing additional variety to Allston-Brighton residents.

The open space resources which include playgrounds, sports fields, squares, monuments, urban wilds, community gardens and cemeteries provide a visual and physical relief from the urban fabric. The extent of use of each one of these resources indicates its value to the community.

The condition of these public resources is an element that feeds into the extent of use each one of these resources receives. The Flynn Administration's goal, implemented through the Mayor's Office of Capital Planning and the Boston Parks and Recreation Department is to restore and revitalize the parks under the City's stewardship. Thus, the Boston Parks and Recreation Department has budgeted \$1,439,000 to refurbish eight parks in Allston-Brighton through 1989.

The Parks Department has actively sought the input of the neighborhood by sponsoring events where residents are invited to assist in the planning and design of parks proposed for renovation.

The efforts of the Parks Department have been supported by the City's Public Facilities Department which, in the past two years has planted street trees to enhance the streetscape connecting the City's resources.

The Commonwealth of Massachusetts, through the Metropolitan District Commission (MDC) recognizes the value of the Charles River Reservation as a unique open space resource, connecting the various neighborhoods of the City with those of Newton and Cambridge. The MDC has begun the process of preparing a Master Plan for the Charles River Basin.

Planning Approach

This Open Space Plan has been developed by the Boston Redevelopment Authority to support the planning and zoning efforts being undertaken by the Allston-Brighton Planning and Zoning Advisory Committee (PZAC). This committee which was appointed by Mayor Flynn in May of 1986 has identified the preservation, enhancement and creation of Open Space as one of its Planning priorities. This Plan will accompany the revised zoning and will function as a guide to the community's open space priorities as future development occurs.

In creating the Open Space Plan for Allston-Brighton, the PZAC established a number of operating principles designed to guide the planning process.

- Statistics concerning the race or ethnicity of Allston-Brighton residents are unimportant in open space planning. Open space needs are the same for all people.
- Preservation of the natural features of the Urban Wilds is an important neighborhood concern because the Urban Wilds contribute significantly to the beauty and identity of Allston-Brighton.
- Each park should be designed to meet the needs of persons of all age groups. Parks should not be designed for only certain segments of the population.
- Each park should have a variety of features and facilities in order to provide for a variety of activities.
- Parks should have a predominantly green and natural character.
- The amount of paved area in a park should be limited.

This Open Space Plan develops a series of Recommendations through the articulation of Goals and Objectives; a description of the Historical Context and Open Space Supply; and an analysis of the supply of open space resources weighed against the demands of the residents.

CHAPTER III

GOALS AND OBJECTIVES

III. GOAL AND OBJECTIVES

Allston-Brighton is a neighborhood whose strongest characteristic is its residential component. Housing types range from low density one and two family homes to high density apartment buildings. While back yards provide some open space opportunities in the low density sections of Allston-Brighton, residents of the higher density neighborhoods, where there are few back yards, are very dependent on the active and passive recreational resources of public open space.

The majority (51%) of Allston-Brighton's population, in the 1980 census, was between the ages of 20 and 34 while an additional 17% was under 20. The fact that 68% of Allston-Brighton's population is under 35 indicates a great demand for active recreational facilities--such as baseball fields and basketball courts.

The existing public park land provides a mix of passive and active recreational opportunities. The types of activities and their proximity to the user population has been identified by the Allston-Brighton community as a key concern. Thus, the goal of this Allston Brighton Community Open Space Plan is to ensure that all residents have reasonable access to open space and recreational needs and identify opportunities for strengthening and expanding open space resources.

To achieve this community goal, the following objectives were established for the Allston-Brighton Open Space Plan by the PZAC during the IPOD process.

1. Enhance and expand Allston-Brighton's system of interconnected open spaces.
2. Protect and improve the quality of existing public open spaces.
3. Preserve the environmentally significant values of the Urban Wilds sites in Allston-Brighton while allowing for sensitive development of the sites.
4. Identify the need for, and location of, potential additional open space resources for Allston-Brighton.
5. Restore Commonwealth Avenue as a landscaped boulevard that provides a continuous belt of open space through Allston-Brighton.
6. Improve access to, and utilization of, the Charles River and the Reservation by Allston-Brighton residents.

7. Ensure meaningful community participation in decisions affecting open space in Allston-Brighton.
8. Protect and preserve public open spaces through the application of open space zoning.
9. Protect and preserve the landscaped character of Allston-Brighton's Greenbelt Roadways, and the open spaces and vegetation along those roadways, through the application of Greenbelt Protection Overlay District zoning.

CHAPTER IV

HISTORICAL CONTEXT

IV. HISTORICAL CONTEXT

Brighton is noted for its natural beauties; its hills and dales, its woods and ponds, its glimpses of the River Charles and distant ocean, all combine to make the place delightful.

J.P.C. Winship, Historical Brighton, 1899

The area which is now Allston-Brighton was opened to land grant settlers in 1635. The area remained sparsely settled, with the land used mainly for agriculture, until the late 1800s when the Back Bay and Kenmore Square were filled in and developed.

Early homesteads were located near water resources. In Brighton these resources consisted of brooks and ponds. One major brook system originated in the valleys between Waban, Nonantum, and Bigelow Hills. Known as the Faneuil Valley Brook, it had at least three sources. The main source was in the valley between Waban and Nonantum Hills. A second source of the brook was near Tremont Street in Oak Square. This branch flowed through the area between Faneuil and Washington Streets. The first two branches converged near Faneuil Square and continued as a single stream to the Charles River. The third source of the brook was in the area between Lake Street and Chestnut Hill Avenue. Two ponds and a number of streams in this area drained into the Faneuil Valley Brook, converging near the site of Chandler's Pond. Settlement patterns were influenced by the location of water resources until the 1880s when major changes in the landscape occurred in conjunction with increased development of Allston-Brighton.

Between the years 1880 and 1915 developers filled in or diverted through underground conduits four major brooks and several streams. During this period a dozen small ponds were either filled in or drained. The results of these changes in the landscape of Allston-Brighton were reported in the Boston Street Department Annual Report of 1894, which stated that "in this district, more abuses of the natural water courses, in the way of obstruction, obliteration, and connection with the sewers, has taken place than in any other part of the city".

The report went on to suggest that rather than removing the streams from the landscape, the streams could be developed as open space "with their banks terraced and planted with shady trees and flowering shrubs, with well-designed stone-arched bridges; 'til the whole effect is most charming to those who admire landscape." This proposal was never acted upon and by 1930 most of the original water resources were gone from the landscape.

An increase in the rate of development in the 1880s not only resulted in changes to the natural landscape, but also accelerated the rate at which the amount of open land in Allston-Brighton was decreasing. As the amount of open land was steadily decreasing, the need for preserving some of the remaining land for open space purposes was becoming apparent.

In an editorial dated March 8, 1890, the Item described the amount of public open space in the community at that time:

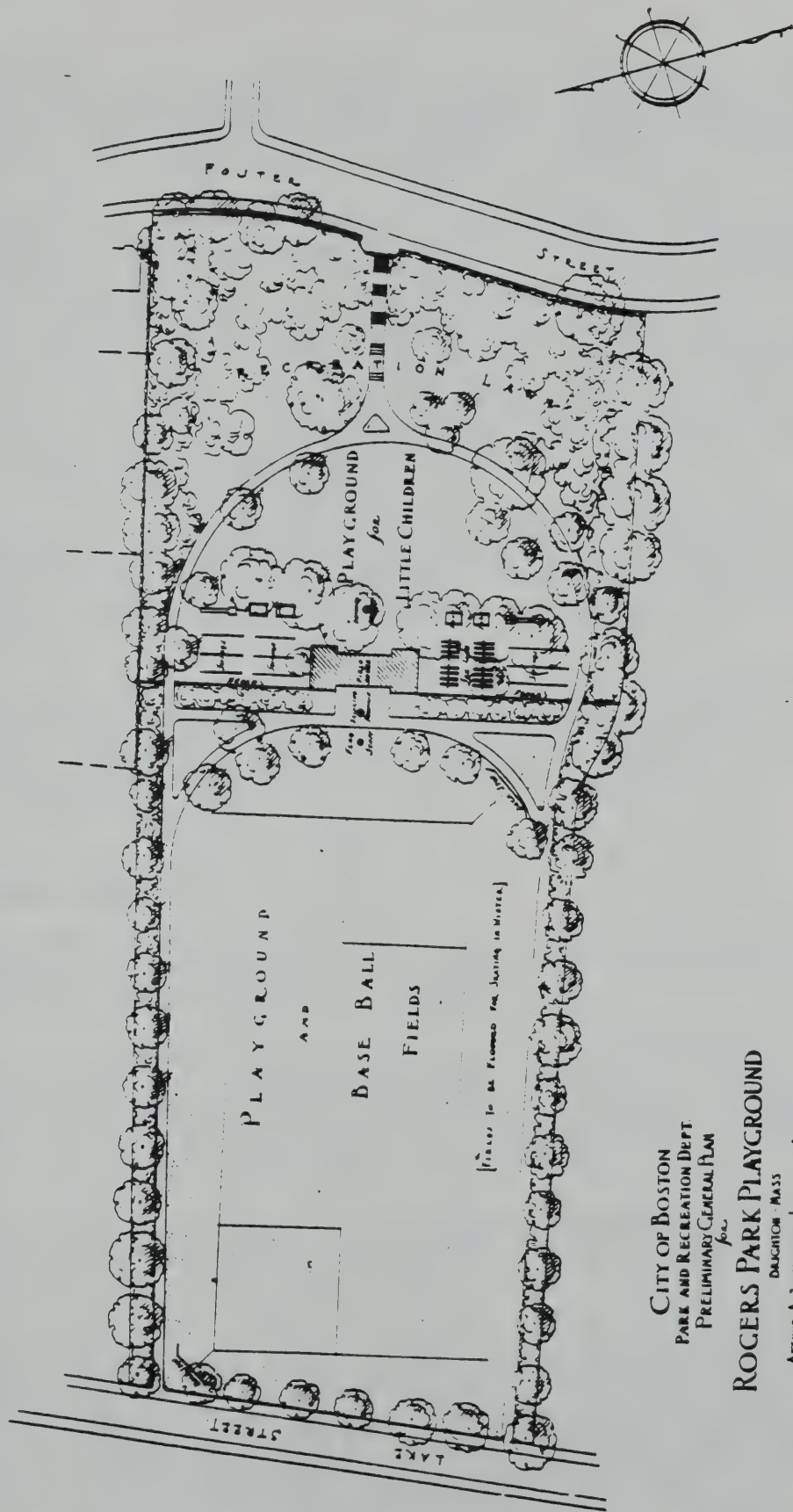
"We have a fountain, a plot from which much care is taken to exclude the boys during ball time, and it has been customary to hire a lot of land near the railroad for baseball and playground purposes. This is the extent of parks in Brighton".

A proposal had been made earlier, in 1869, by Boston attorney Uriel H. Crocker for the creation of a large park that he had claimed would be "superior to Central Park of New York." The park was to have extended from the Charles River, near the site of the present Boston University Bridge, to the Chestnut Hill Reservoir. The central feature of the park would have been Corey Hill which, according to Crocker, offered "the finest view of Boston and the neighboring cities and towns, of the harbor and the country for miles around, that is to be obtained in this vicinity". A continuous winding parkway through the park was proposed as a route that would take people into the open country.

Parks

During the 1890s, the community addressed the need for public open spaces. The City of Boston agreed to purchase land for a playground and a number of sites were under consideration. The first site proposed was in Oak Square. This site was strongly opposed by many residents due to the fact that it was considered to be too far from the center of Brighton. The site was low and swampy and it was feared that it would be very costly to improve the land for playground purposes. Property owners in Oak Square wanted the new park as they believed it would increase the value of Oak Square real estate.

In response to the controversy surrounding the Oak Square site, the city decided to advertise for land for the new playground. Several property owners offered to sell land to the city. The Mayor and a group of city officials inspected each site and chose the property owned by Boston City Councillor Henry B. Goodenough as the location for the park. The park was named Rogers Park in honor of Allston resident Hiram Rogers who was the President of the Boston Board of Aldermen.



THIS OPEN SPACE COMBINES PLAYGROUND AND PARK FACILITIES. TOTAL ACREAGE IS ABOUT SEVEN ACRES. HALF THE GROUND IS LEVEL AND THE REMAINDER STEEPLY SLOPING AND COVERED WITH TREES.

MAP IV.1

The second park in Allston-Brighton was the William E. Smith Playground, which was established in 1894. Three more parks--Ringer Playground, Chestnut Hill Playground, and Portsmouth Street Playground--were created between the years 1906 and 1916.

In the early 1940s land was acquired around Chandler's Pond in order to protect the pond from being filled in for development. Chandler's Pond was excavated by William C. Strong in 1855. The pond and adjacent area were leased to Malcolm Chandler, a local ice dealer. Chandler later purchased the property from Strong. Strong excavated another pond, west of Chandler's Pond along the Newton border, in 1865. This second pond--known as Strong's Pond--has been filled in. The community wanted to protect Chandler's Pond from being filled in and had first proposed that the site be acquired as park land in 1927.

The Oak Square Playground was added to the local park system in 1941. The Boston Elevated was persuaded by City Councillor Maurice Sullivan to lease to the city a portion of the Boston Elevated's property for use as a playground at a rent of one dollar a year.

During the late 1940s and the 1950s, Joyce, Shubow, Fidelis Way and Hooker Street playgrounds were added to the Allston-Brighton park system. The most recent park addition, Hobart Street Play Area, was established in 1970. There are currently 15 city-owned parks in Allston-Brighton.

Horticultural Industry

During the 1800s a flourishing horticultural industry developed in Brighton that by mid-century had made the area one of the leading horticultural centers in New England.

The first nursery in Brighton was founded by Jonathan Winship III in 1817. In 1821, along with his brother and business partner Francis, Winship expanded the enterprise to encompass thirty-seven acres of land that extended from the intersection of Faneuil and Market Streets to the Charles River.

Jonathan Winship co-founded the Massachusetts Horticultural Society in 1829 and served as the organization's First Vice President from 1835 until his death in 1847.

A visit to Winship's Gardens on May Day was for several years an annual rite for Boston's elite. They would ride horseback to the Gardens early in the morning, purchase a bouquet, and then return to Boston for May Day festivities. After the death of Francis Winship, the nursery was sold in the late 1840s. The property was subdivided and sold as residential lots in 1856.



BRECK GARDEN

MAP IV.2



The second horticultural firm in Brighton was established by Joseph L.L.F. Warren in 1820. His nursery, Nonantum Vale Gardens, was located at the southwest corner of Lake and Washington Streets. Warren won many prizes for the plants he grew at this site, including an award in 1838 by the Boston Horticultural Society which commended Warren for growing the first tomatoes in Massachusetts. Visitors to Nonantum Vale Gardens included William Cullen Bryant, John C. Calhoun, Ralph Waldo Emerson, Henry Wadsworth Longfellow, and Daniel Webster.

Joseph Breck founded the third major horticultural business in Brighton, in the vicinity of Washington and Allston Streets, in 1836. Prior to establishing his own horticultural business, Breck was Superintendent of the Lancaster, Massachusetts Horticultural Gardens. He was well known for his book The Young Florist, or Conversations on the Culture of Flowers and on Natural History and as editor of the New England Farmer. Breck was President of the Massachusetts Horticultural Society from 1859 to 1862. In 1851 Breck closed the nursery and sold most of its stock to William C. Strong, his son-in-law, who was operating a grapery on Nonantum Hill. In 1854, Breck established another nursery on the grounds behind his home at the northwest corner of Nonantum and Washington streets in Oak Square.

Horace Gray had established a nursery on Nonantum Hill in the early 1840s. Gray specialized in growing foreign grapes and "erected on the grounds the largest grapehouses known in the United States" according to Wilder's The Horticulture of Boston and Vicinity. William C. Strong later acquired Gray's grapery, part of which is now the Cenacle property.

Samuel Willis Pomeroy established his estate, Bellevue, in 1777 on the site of what is now St. Gabriel's Monastery and St. Elizabeth's Hospital. Pomeroy was a founding member of the Massachusetts Horticultural Society and the gardens on his estate were tended in accordance with the most advanced agricultural principles of the time.

Several other Allston-Brighton residents were involved in horticulture in the 19th century. Gorham Parsons conducted experiments in fruit cultivation at his Brighton estate. Samuel Brooks also utilized the most advanced agricultural principles of the time in the tending of the gardens on his estate. Abel Rice and the Scott brothers supplied the majority of strawberries sold in the Boston market after 1840. At their Everett Street farm, the Scott brothers cultivated a number of new species including the Scott Seedling, Lady of the Lake, and the Brighton Pine. The many Brighton residents involved in horticultural activities resulted in Brighton becoming one of the leading horticultural centers in New England by 1850.

Religious Institutions

In the years between 1880 and 1912, a number of Roman Catholic institutions located in Allston-Brighton. Some of these institutions acquired large Brighton estates. The acquisition of large estates by institutions helped to shape the pattern of development in the neighborhood as the institutions kept the estates largely intact, in many cases preserving the natural features of the sites.

A number of Catholic institutions, including Boston College and St. Elizabeth's Hospital, had originally been located in the South End of Boston. As the South End declined due to the movement of middle and upper class residents to other neighborhoods, these institutions found themselves located in a "squalid environment" in a neighborhood of "saloons, livery stables, [and] slatternly tenement houses." In reaction to the conditions of the South End, William Cardinal O'Connell sought to bring the Catholic Church in Boston "out of the catacombs" through the construction of religious buildings on the hilltops around Boston.

In 1918 the Archdiocese of Boston was bequeathed over two million dollars by theater owner Benjamin F. Keith. Cardinal O'Connell decided to use the money to create a "Little Rome" of church-affiliated buildings on the hills of Brighton. Among the buildings constructed with money from the Keith estate was the Archbishop's residence on Commonwealth Avenue. Designed in the style of an Italian Renaissance palace, it was constructed in 1926.

A forty acre property on Foster Street, known as the Stanwood Estate, was purchased in 1880 for use as a Catholic cemetery by Father Patrick J. Rogers, pastor of St. Columbkille's Parish. At that time, Archbishop John Williams was looking for a suitable location for a seminary. The property was considered to be a good location for the seminary, as the site, "situated on the east side of Lake Street on wooded land rising above the ponds ...combined natural beauty and sufficient seclusion from the city with a comfortable accessibility". Two other estates, the Plummer and Osborn estates, were acquired and added to the grounds of St. John's Seminary. St. John's Seminary was built in 1881 in the style of a Norman chateau using Brighton puddingstone that was quarried on the site.

St. Gabriel's Monastery was established in 1908 on the grounds of Bellevue. The building, designed in the Spanish Mission style by T. Edward Sheehan, was constructed in 1908. The grounds were designed and landscaped by the landscape architecture firm of Frederick Law Olmsted, Jr. and John Charles Olmsted. The site of the monastery was selected by Cardinal O'Connell who felt that its prominent location provided "one of the most beautiful panoramas [he] had ever seen".

Urban Wilds

Areas of extraordinary beauty and diversity, the Urban Wilds sites contain special and distinctive features that often provide major focal points or recreational opportunities for their communities and, in many instances, reflect the history and development of the neighborhood.

Boston Urban Wilds

In 1976 an inventory of natural areas within the City of Boston was conducted by the Boston Redevelopment Authority. Natural areas which were determined to have "significant amounts of flora, fauna, and/or features of geological importance and have, in addition, scenic recreational, educational, or esthetic value" were designated as Urban Wilds. In Allston-Brighton 14 natural areas, totalling 104 acres of land, were designated as Urban Wilds. Development has destroyed or significantly altered the natural character of 3 of those Urban Wilds since 1976.

Several of the Urban Wilds in Allston-Brighton are locations of former estates and nurseries. The Crittenton property is the former estate of Benjamin Faneuil, brother of the man who gave Faneuil Hall to Boston. Benjamin Faneuil established residence at the estate in 1760. General George Washington visited Mr. Faneuil at the estate in 1775. Due to its history, the site may be of value as an archaeological site.

The Cenacle property is located on land that was part of the Horace Gray nursery, which later became the William C. Strong nursery. St. Sebastian's property is part of the former site of the Eliot Greenhouses.

Foster Street Rock and Hill, where the Sisters of Africa convent is located, was originally the site of the home of Dr. John Foster, the first permanent minister of Brighton. Dr. Foster's wife Hannah was a famous writer whose novel The Coquette, or The History of Eliza Wharton, published in 1797, was the most popular literary work in New England in the early 1800s. The Fosters built a large house which has been described by a contemporary as "overlooking scenery as charming as any part of Brighton". The hillside was terraced and "well stocked with flowering shrubs and plants".

Kennedy Rock was originally part of the Bellevue property which also included the grounds of what are now St. Gabriel's Monastery and St. Elizabeth's Hospital. A quarry was in operation at the site sometime before the 1890s.

CHAPTER V

OPEN SPACE SUPPLY

V. OPEN SPACE SUPPLY

Because of its unique history of development and growth, Allston-Brighton has a large variety of Open Space Resources, which range from passive shoreline parks--such as the Charles River Reservation, the Chestnut Hill Reservoir and Chandler's Pond--to the active recreational opportunities such as basketball courts and a baseball field at Rogers Park and McKinney Playground.

This Chapter describes the public open spaces in Allston-Brighton and summarizes the public open space ratios neighborhood-wide; the natural areas; linear connections between parks; and the grouping of open space resources are all resources and opportunities that are discussed in this Chapter. More detailed information on each public park is contained in Appendix D.

A. PUBLIC OPEN SPACE

The land area of Allston-Brighton is 2,824 acres. This is 11% of Boston's total land area of 32,061 acres. Allston-Brighton has 280 acres of public open spaces. This represents 7% of the total amount of public open space land in Boston. Public open spaces in Allston-Brighton are owned and operated by the Boston Parks and Recreation Department, the Metropolitan District Commission (MDC), and the Boston Conservation Commission. In addition, the Turnpike Authority has 7 acres of Urban Wilds land adjacent to the Turnpike. The 97 acres of land owned by the City of Boston Parks and Recreation Department are distributed among 15 parks, 5 squares, and 2 cemeteries. Together, the parks, squares, and cemeteries in Allston-Brighton make up 4% of the land owned by the Parks and Recreation Department throughout the city.

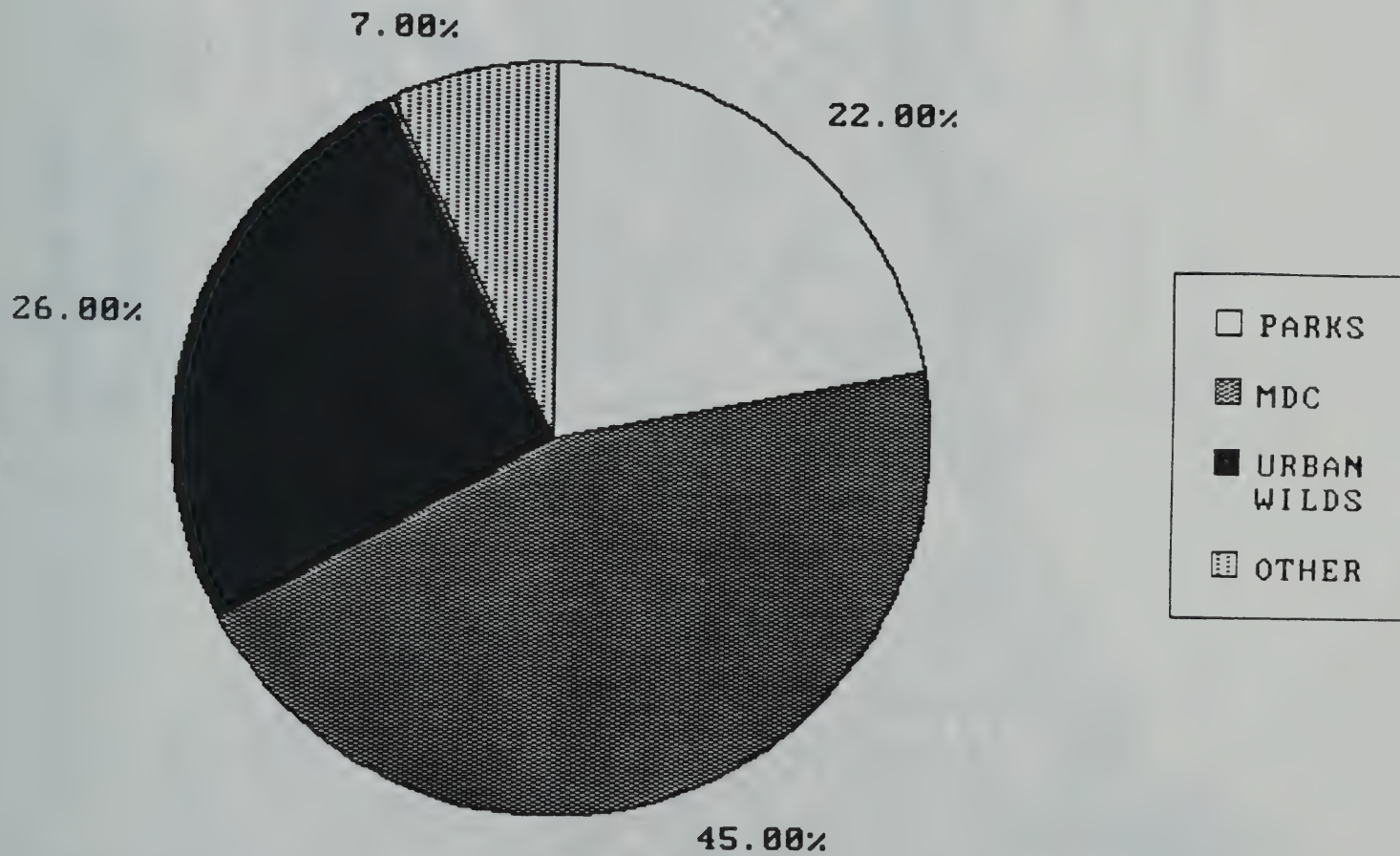
B. PUBLIC OPEN SPACE RATIOS

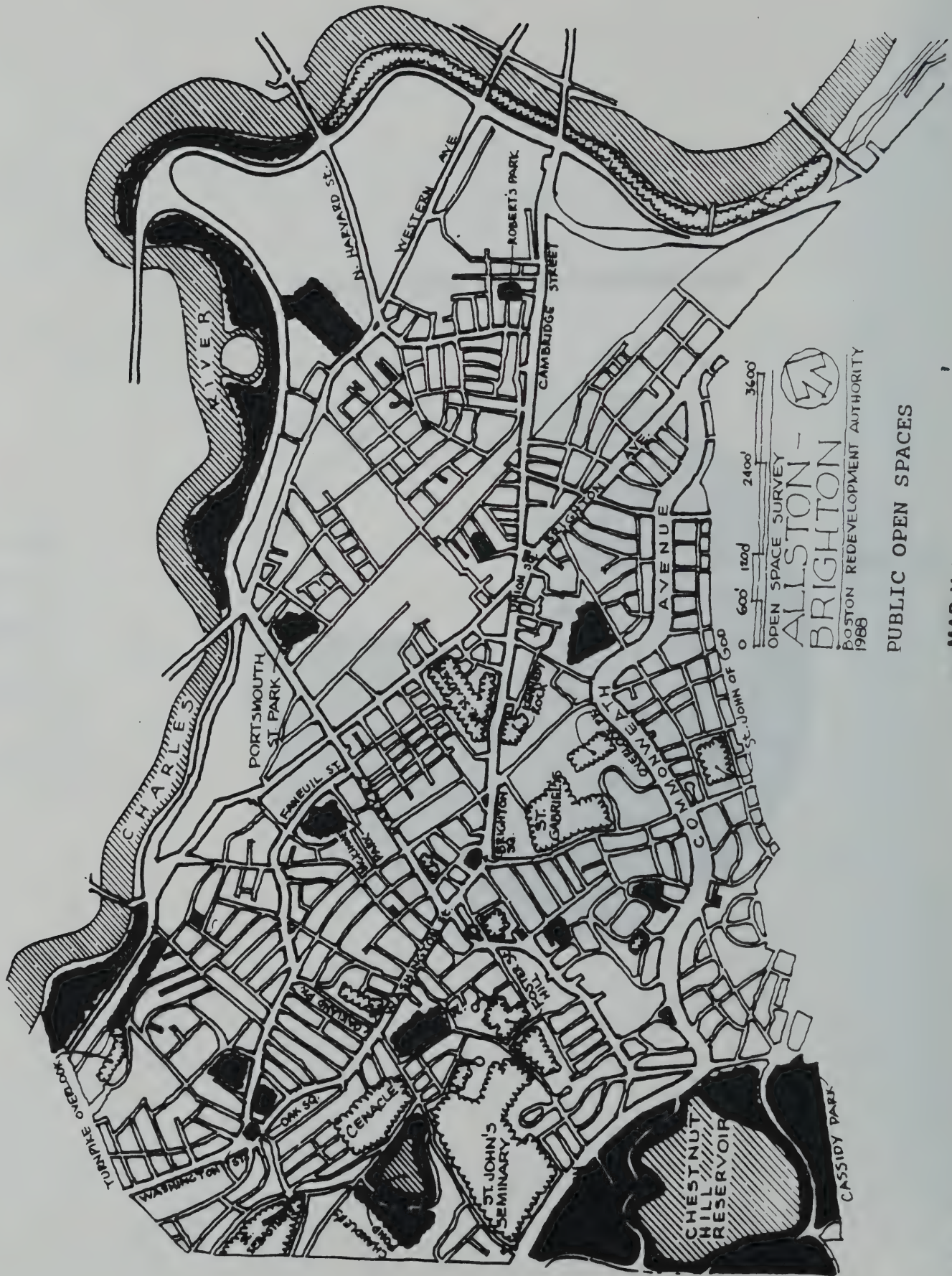
In 1980 the amount of public open space in Allston-Brighton equalled 4.3 acres for every 1,000 residents. Neighborhoods with more open space South Boston, which has 9.4 acres of public open space for every 1,000 persons, and the Back Bay, which has 5.0 acres of public open space for every 1,000 persons. Neighborhoods with less open space include Central Boston, which has 1.2 acres of public open space for every 1,000 persons, and the South End, which has 1.5 acres of public open space for every 1,000 persons. The city-wide average is 6.4 acres of public open space for every 1,000 persons.

Since 1980 the population of Allston-Brighton has been increasing and is projected by the BRA Research Department to be approximately 74,000 in 1990. Although there has been an increase in population, there has been no parallel increase in the amount of public open space. The most recent addition,

FIGURE V.1

ALLSTON-BRIGHTON OPEN SPACE





MAP V.1



ALL OPEN SPACES -- PARKS AND URBAN WILDS

MAP V.2

Hobart Street Play Area, was created in 1970. Based on the existing inventory, in 1990 the ratio will be reduced from 4.3 to 3.8 acres of open space per 1,000 persons--a reduction of half an acre for every 1,000 persons. To maintain the same ratio of open space per 1,000 persons in 1990 as existed in 1980, an additional 37 acres of land would have to be acquired for open space use.

It is projected by the BRA Research Department that in the year 2000 the population of Allston-Brighton will be approximately 77,000. This continuing increase in population will reduce the ratio from 4.3 acres of public open space per 1,000 persons in 1980 to 3.6 acres per 1,000 persons in the year 2000. To have the same ratio of public open space per 1,000 persons in the year 2000 as existed in 1980, 50 acres of new open space would have to be acquired in the next 10 years.

The large MDC properties along the Charles River and at the Chestnut Hill Reservoir distort the open space ratios for Allston-Brighton. The MDC lands make up a large portion of the total open space in Allston-Brighton yet are located at the edges of the neighborhood and are not easily accessible to a large number of neighborhood residents. In 1980 the MDC open spaces provided 2.6 acres of public open space for every 1,000 persons in Allston-Brighton. The 169.3 acres of MDC land are more than double the 82.4 acres of City of Boston parks and squares in the neighborhood. The Charles River Reservation and Chestnut Hill Reservoir are regional open space resources.

The City of Boston parks and squares are located throughout the neighborhood and are the open spaces that are expected to meet local open space needs of sub-neighborhoods within Allston-Brighton. The 82.4 acres of parks and squares provided 1.3 acres of public open space for every 1,000 persons in 1980. This is a significantly lower amount than the ratio of 4.3 acres of public open space per 1,000 persons which included all public open spaces in Allston-Brighton including the large, and regional, MDC lands. Without the large MDC open spaces, the remaining 1.3 acres of public open space per 1,000 persons would make Allston-Brighton comparable to the South End in the amount of public open space available per 1,000 persons.

C. NATURAL AREAS

In addition to the public park lands, there are 99 acres of Urban Wilds in Allston-Brighton. The Urban Wilds are natural areas which were identified in a 1976 study by the BRA. Urban Wilds are defined as natural areas which have "significant amounts of flora, fauna, and/or features of geological importance and have, in addition, scenic, recreational, educational, or esthetic value." Urban Wilds can be on either public or private land.

In Allston-Brighton, only 2 of 12 Urban Wilds are owned by public agencies. The Boston Conservation Commission owns the .67 acre Euston Path Rock Urban Wild and the 7.17 acre Turnpike Overlook Urban Wild is owned by the Turnpike Authority. The remaining Urban Wilds, approximately 91 acres in total, are located on 10 privately-owned properties.

A greater discussion of the private Urban Wilds can be found in Chapter ____ of the Allston-Brighton Neighborhood Plan.

D. LINEAR CONNECTIONS

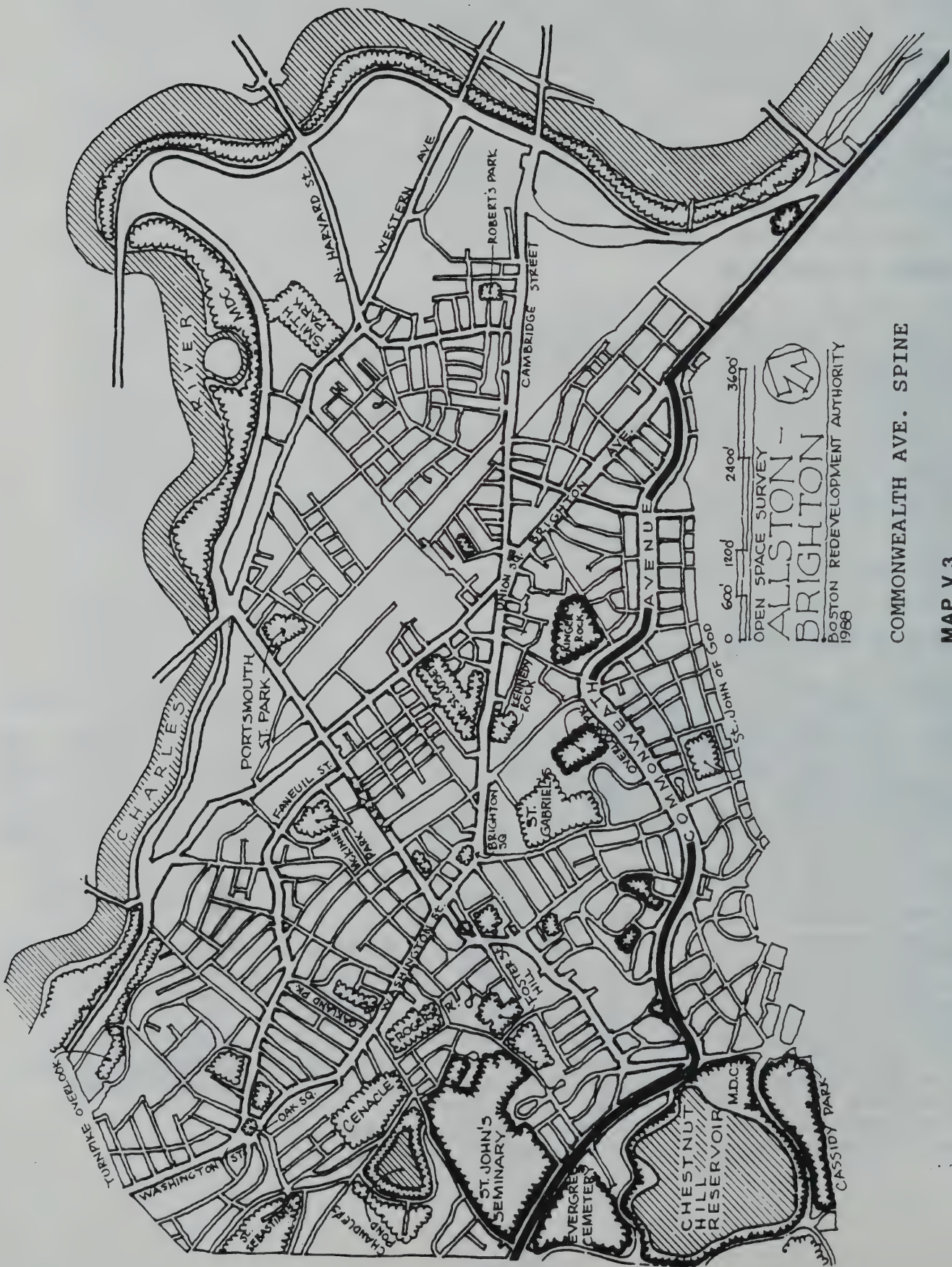
Allston-Brighton's open spaces are spatially organized in a manner that results in a system of interconnected open spaces throughout the neighborhood. Allston-Brighton has three open space spines: Commonwealth Avenue, the Charles River Reservation, and Market Street/Chestnut Hill Avenue. The open space spines represent linear configurations of connected open spaces. The two largest spines, the Commonwealth Avenue and Charles River Reservation spines, are connected to each other and to Olmsted's Emerald Necklace of parks and parkways at Charlesgate near Kenmore Square.

Commonwealth Avenue

Commonwealth Avenue in Boston extends from the Back Bay through Allston-Brighton to the Newton boundary. The character of the avenue changes several times as it passes from the Back Bay through Allston-Brighton. In the Back Bay, Commonwealth Avenue is a residential boulevard with a large, tree-lined open space. At Kenmore Square the Commonwealth Avenue trolley line surfaces and runs down the middle of the avenue. There is no landscaped median between Kenmore Square and Packards Corner. Between Packards Corner and Chestnut Hill Avenue, Commonwealth Avenue is divided into two types of roads. The outer lanes are local traffic lanes. The center lanes carry through traffic. From Packards Corner to Warren Street the center lanes are separated from the local traffic lanes by a landscaped median on the eastern side of the avenue and by trolley tracks on the right side. From Warren Street to Chestnut Hill Avenue, the trolley tracks run down the center median of Commonwealth Avenue,

Commonwealth Avenue reflects the ambitious spirit and vision of the Boston Parks Movement. Its great width, grand landscaped mall, and the generous scale of its residential architecture mark this section of Commonwealth Avenue as unique within the neighborhood.

Allston-Brighton
Boulevard Planning
Districts Study



COMMONWEALTH AVE. SPINE

MAP V.3

with landscaped medians separating the center traffic lanes from local traffic lanes on both sides of the avenue. Commonwealth Avenue between Chestnut Hill Avenue and the Newton boundary does not have two roadway systems. The traffic lanes are divided by a central median containing trolley tracks as far as the MBTA station at Lake Street. At that point, Commonwealth continues on into Newton.

Commonwealth Avenue from Brighton Avenue to the Chestnut Hill Reservoir was designed by Frederick Law Olmsted in 1884. The design seems to recall Uriel Crocker's earlier proposal for a curvilinear drive through a park which would have extended from the Charles River to the Chestnut Hill Reservoir.

Commonwealth Avenue, along with a widened and redesigned Beacon Street in Brookline, was part of Olmsted's plan for the Chestnut Hill Circuit: a loop which linked the Back Bay to the Chestnut Hill Reservoir. Olmsted's designs for Commonwealth Avenue and Beacon Street were influenced by the recently completed boulevards of Paris. Landscape architects of the time, including Olmsted, sought to create networks of open spaces using boulevards to link together pieces of a larger park system. In this respect, boulevards were seen as being linear parks as well as thoroughfares.

Charles Eliot, who promoted the development of a metropolitan park system for Boston in the 1890s, believed that parkways or boulevards which served as connections between parts of the park system were important components of a metropolitan park system. His efforts led to the creation of the MDC parkways.

Olmsted and Eliot both promoted the idea of an urban-rural continuum which would connect the city to the countryside as well as bring the country into the city. Such a continuum included rural reservations and neighborhood parks, linked together by boulevards. In Allston-Brighton, this continuum exists and is made up urban wilds--remnants of rural Brighton estates--regional park facilities along the Charles River and at the Chestnut Hill Reservoir, neighborhood parks, and the Commonwealth Avenue boulevard and Soldiers Field Road parkway.

The Commonwealth Avenue Mall, which runs the breadth of Allston-Brighton from Kenmore Square to the Brookline-Newton line, divides local and crosstown traffic. Lined with densely populated multi-unit dwellings, the "corridor" serves as a green buffer in some places, but poses a hazardous barrier to pedestrian traffic in others.

Boston's Open Space Plan

The Commonwealth Avenue open space spine consists of the landscaped open spaces along Commonwealth Avenue and a number of open spaces along or adjacent to Commonwealth Avenue. These open spaces include five public parks: Ringer Park, Fidelis Way Park, Wilson Park, Cassidy Park, and the Chestnut Hill Reservoir.

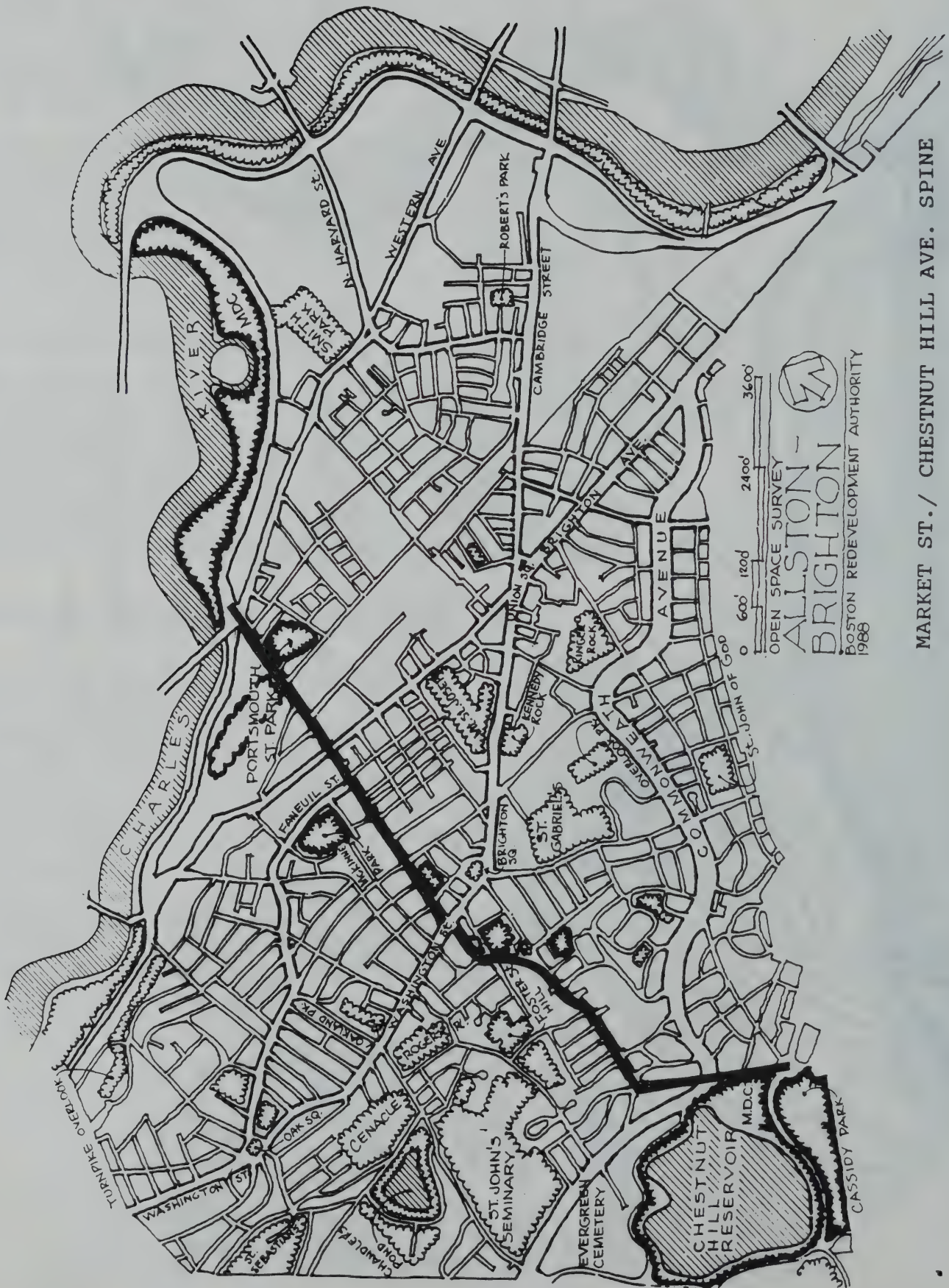
Other open spaces along Commonwealth Avenue include Evergreen Cemetery and the private Urban Wild at St. John's Seminary. In addition to St. John's Seminary, two other Urban Wilds are located just off of Commonwealth Avenue: the public Euston Path Rock and the private Leamington Rock.

Charles River Reservation

The Charles River open space spine consists of the Charles River and the MDC open spaces along both sides of the Charles River--along Soldiers Field Road and Greenough Boulevard--and also includes the Harvard athletic fields, Smith Park, and Birmingham Parkway. Mount Auburn Cemetery, on the north side of the Charles River in Cambridge, is also a component of this large open space area.

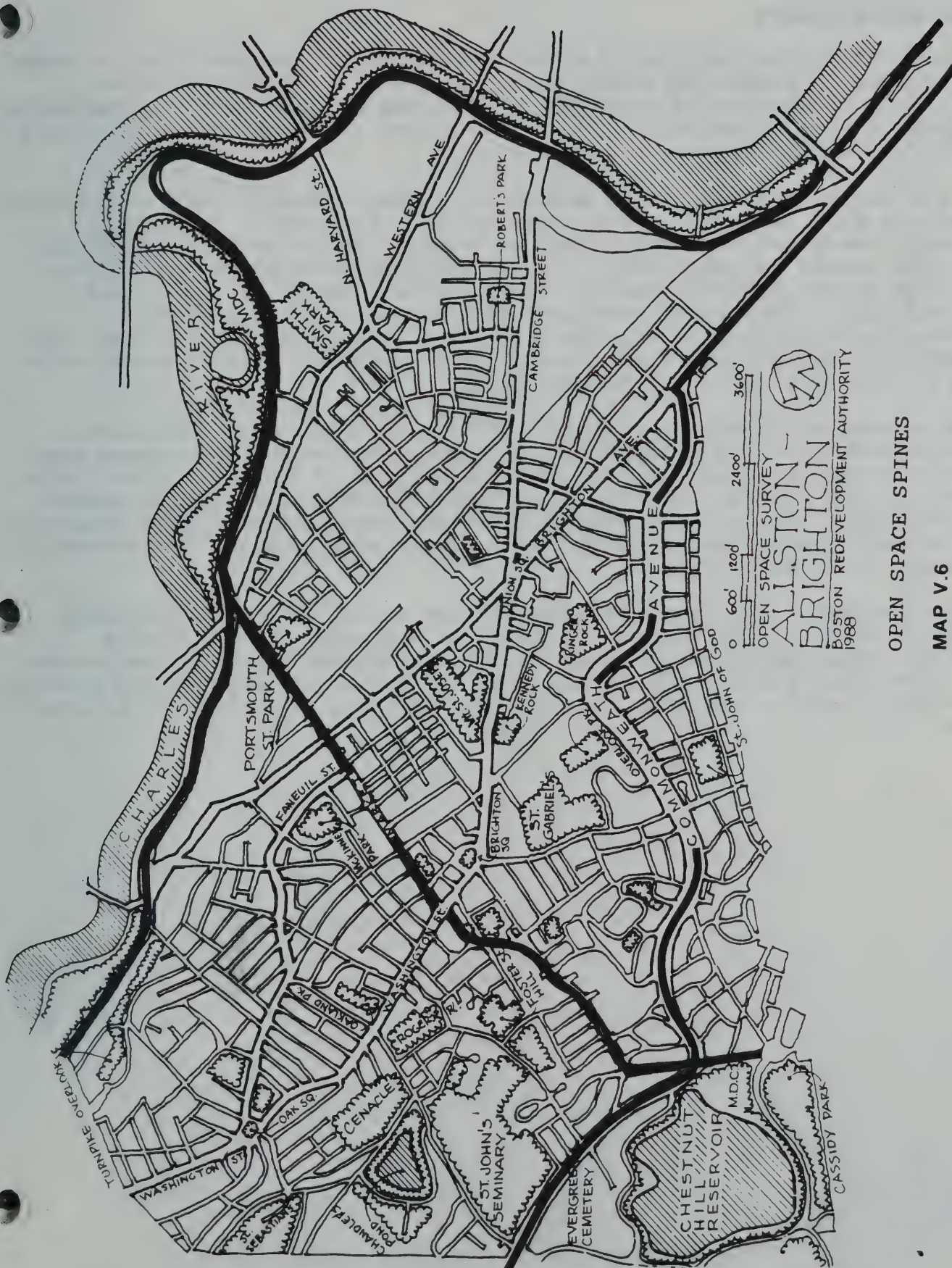
Market Street/Chestnut Hill Avenue

A third open space spine connects the two above mentioned open space spines to each other as well as connecting a number of open spaces. Market Street and Chestnut Hill Avenue connect both major MDC open spaces--the Charles River Reservation and the Chestnut Hill Reservoir--both of which are the major water resources in Allston-Brighton. This north-south open space spine also links up the public open spaces of Birmingham Parkway, Portsmouth St. Playground, McKinney Playground (just off Market St. on Faneuil St.), Market St. Cemetery, Brighton Square, Jackson Square, Joyce Playground (just off Chestnut Hill Ave. on Union St.), and Cassidy Playground.



MARKET ST./ CHESTNUT HILL AVE. SPINE

MAP V.5



OPEN SPACE SPINES

MAP V.6

E. OPEN SPACE GROUPS

A key opportunity that exists in Allston-Brighton is the fact that a number of open spaces in Allston-Brighton are clustered into groups of open spaces. This clustering of open spaces provides Allston-Brighton residents with opportunities to enjoy a variety of natural environments in proximity to active recreational areas.

There is a large group of public and private open spaces in the area around the Chestnut Hill Reservoir. The Chestnut Hill Reservoir, Cassidy Playground, Evergreen Cemetery, Chandler's Pond, and Rogers Park are the public open spaces in this group. These are complemented by the private Urban Wilds of St. John's Seminary, the Cenacle, Foster St. Rock, and Foster St. Hill. Together, these open spaces represent a variety of ecosystems including bodies of water, meadows, woodlands, hills, and rock outcroppings. Among these open spaces are significant natural areas which provide a variety of wildlife habitats.

The open spaces at Monastery Hill collectively make up one of Allston-Brighton's most visually prominent open space resources. These open space resources include Fidelis Way Park and the grounds of Brighton High. Also included are the private grounds of St. Gabriel's Monastery and Brighton Marine Hospital. The private grounds of the Kennedy Hospital for Children, across Warren Street from Brighton High, are an extension of the network of open spaces on Monastery Hill.

Along the Charles River, a collection of open spaces exists where Smith Playground and the private open space of the Harvard athletic fields connect with the Charles River Reservation. Complementing the open spaces at this location is Mount Auburn Cemetery, on the north side of the Charles River, which visually enhances the open spaces along the river in Allston-Brighton.



OPEN SPACE SURVEY
ALLSTON-BRIGHTON
 BOSTON REDEVELOPMENT AUTHORITY
 1988

CHESTNUT HILL RESERVOIR GROUP OF OPEN SPACES

MAP V.7



MONASTERY HILL OPEN SPACES

MAP V.8

CHAPTER VI

OPEN SPACE ANALYSIS

VI. OPEN SPACE ANALYSIS

This chapter includes an open space analysis for each of the six sub-areas which had been defined in the Allston-Brighton Interim Planning Overlay District. The sub-areas, as shown on the attached map, represent the major commercial and industrial areas of Allston-Brighton and the residential areas that exist in relation to those commercial areas. Statistics have been compiled for the sub-areas in order to determine the open space needs on a smaller, more local, scale throughout the neighborhood. Appendix C contains additional information on the sub-area analysis. The six sub-areas in Allston-Brighton are:

- A. Commonwealth Avenue Corridor
- B. Commonwealth Avenue/Brighton Avenue/North Beacon Street
- C. Market Street/Brighton Center/Hospitals
- D. Oak Square/Washington Heights
- E. North Allston
- F. Allston Landing

Sub-Area A: Commonwealth Avenue Corridor

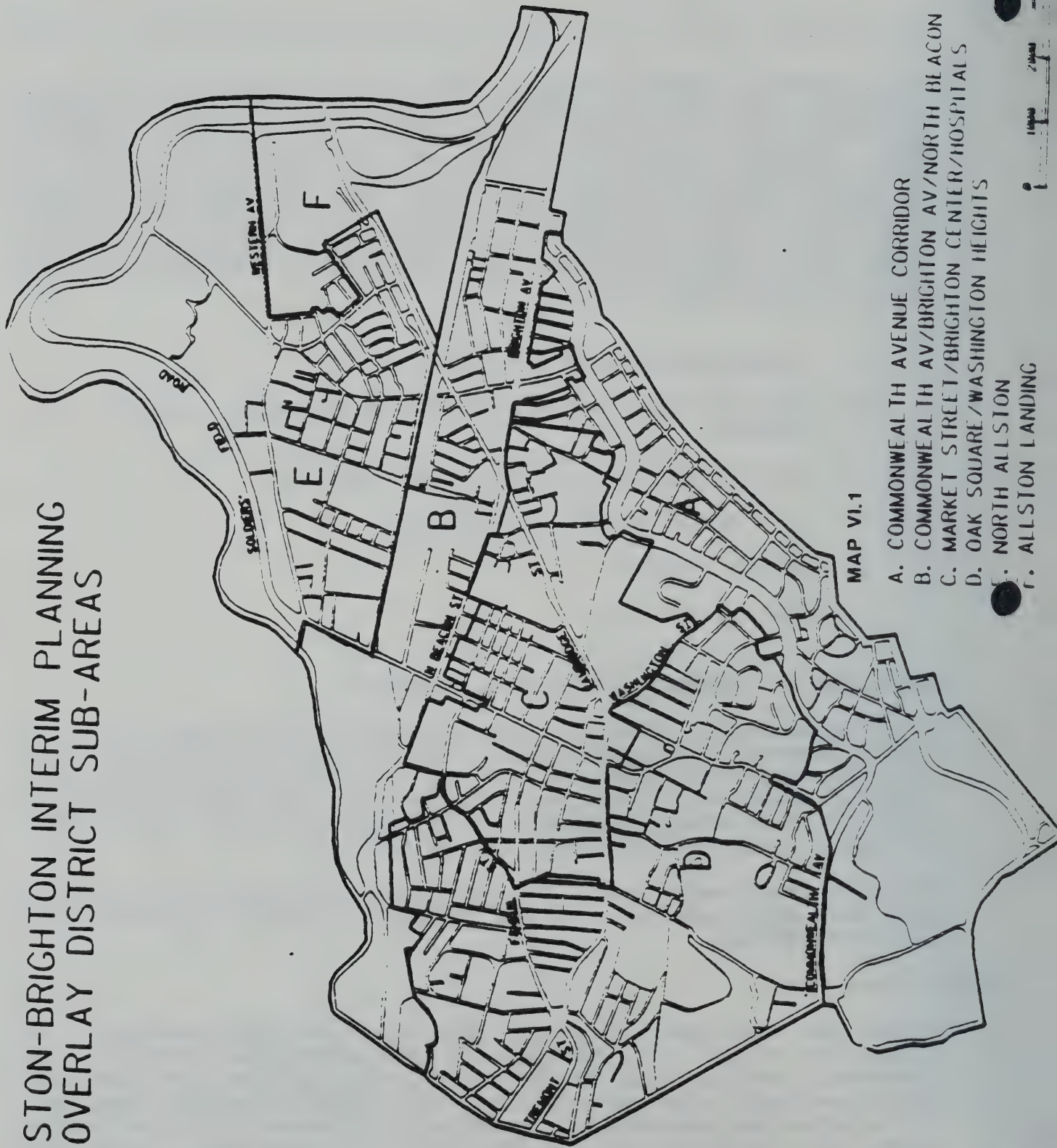
The Commonwealth Avenue Corridor consists of 552 acres and is the third largest sub-area in size. It is the most populous, with 20,465 persons in 1980. 2/3 of the population were between the ages of 20 and 34. As shown in Figure V.5, population density in 1980 was 37.1 persons per acre, a significantly higher density than is found anywhere else in Allston-Brighton.

In 1980 there were 11,198 housing units. The density of housing was 20.3 units per acre (Figure V.6), almost twice the density of Brighton Center.

Public Open Space

There are 109 acres of public open space in this sub-area. Of those 109 acres, 65 acres are located around the Chestnut Hill Reservoir and are under the jurisdiction of the MDC. The Chestnut Hill Reservoir is a regional open space which is used by residents of neighboring communities. There are 9.4 acres of City of Boston park land adjacent to the Chestnut Hill Reservoir. Evergreen Cemetery, which is 14 acres in size, is also adjacent to the Chestnut Hill Reservoir. Most of the open spaces in this sub-area

ALLSTON-BRIGHTON INTERIM PLANNING OVERLAY DISTRICT SUB-AREAS



MAP VI.1

- A. COMMONWEALTH AVENUE CORRIDOR
- B. COMMONWEALTH AV/BRIGHTON AV/NORTH BEACON ST
- C. MARKET STREET/BRIGHTON CENTER/HOSPITALS
- D. OAK SQUARE/WASHINGTON HEIGHTS
- E. NORTH ALLSTON
- F. ALLSTON LANDING

are concentrated around the reservoir. This sub-area has 15 acres of City of Boston park land. 2/3 of that park land is located adjacent to the MDC regional open space at the Chestnut Hill Reservoir.

There are 0.7 acres of City of Boston park land for every 1,000 persons in this sub-area. The only sub-area that has less City of Boston park land is the Commonwealth Ave./Brighton Ave./ N. Beacon St. sub-area where there are a number of non-residential land uses.

This sub-area makes up only 19% of the total land area of Allston-Brighton but has 31% of the population and 38% of the housing units in Allston-Brighton. The Commonwealth Avenue Corridor has only 18% of the total City of Boston park land in the neighborhood.

Issues

- ▲ The Commonwealth Avenue Corridor does not have enough open space to meet the open space needs of this high-density area. The area east of Commonwealth Avenue has no open space except Wilson Park. Wilson Park is a small open space designed for passive recreational uses. The area east of Commonwealth Avenue needs an open space large enough to accommodate passive and active recreational uses.
- ▲ Commonwealth Avenue needs to be restored as a landscaped boulevard. The condition of landscaping and street trees along Commonwealth Avenue varies from one segment to another. A program is needed to ensure quality landscaping and maintenance of landscaped areas along the entire avenue.

Opportunities

- ▲ The Boulevard Planning Districts Study provides specific recommendations for Commonwealth Avenue and may serve as the basis for renewed efforts to restore the open space character of Commonwealth Avenue.

Sub-Area B: Commonwealth Avenue/ Brighton Ave./ N. Beacon St.

This sub-area is 390 acres in size and is a long and narrow land area located parallel to, and just south of, the Turnpike. A number of commercial and industrial land uses are located in this sub-area.

In 1980 the population was 4,436. 50% of the population were between the ages of 20 and 34. Another 24% were age 19 or younger. The population density was 11.4 persons per acre.

There were 1,642 housing units in the sub-area in 1980. The density of housing was 4.2 housing units per acres. 40% of the housing units in this sub-area had households which did not own, or have access to, an automobile.

FIGURE VI.1

DISTRIBUTION OF PUBLIC OPEN SPACE

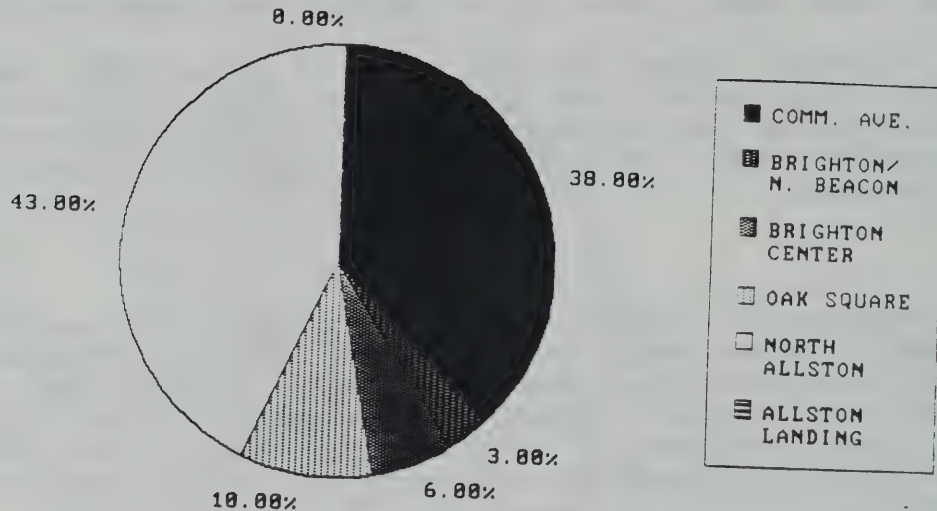


FIGURE VI.2

DISTRIBUTION OF CITY PARK LAND

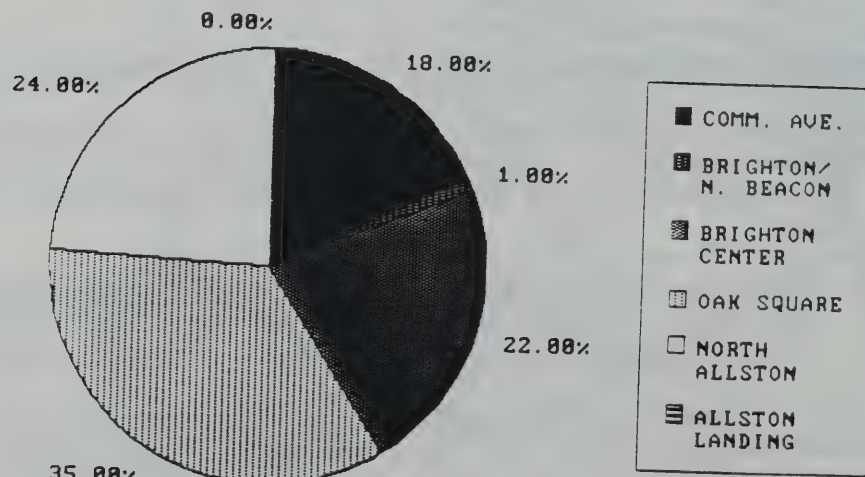


FIGURE VI.3

PERCENT OF A-B POPULATION IN EACH SUB-AREA

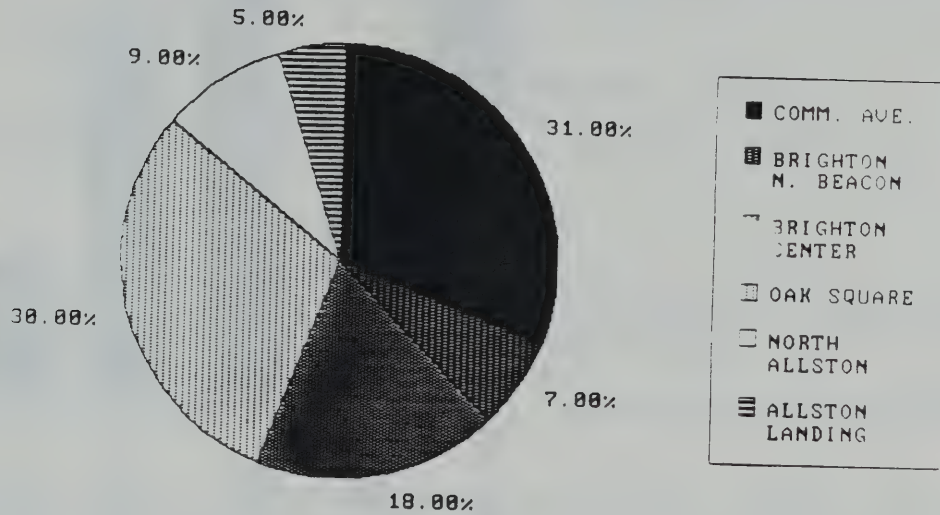


FIGURE VI.4

PERCENT OF A-B HOUSING UNITS IN EACH SUB-AREA

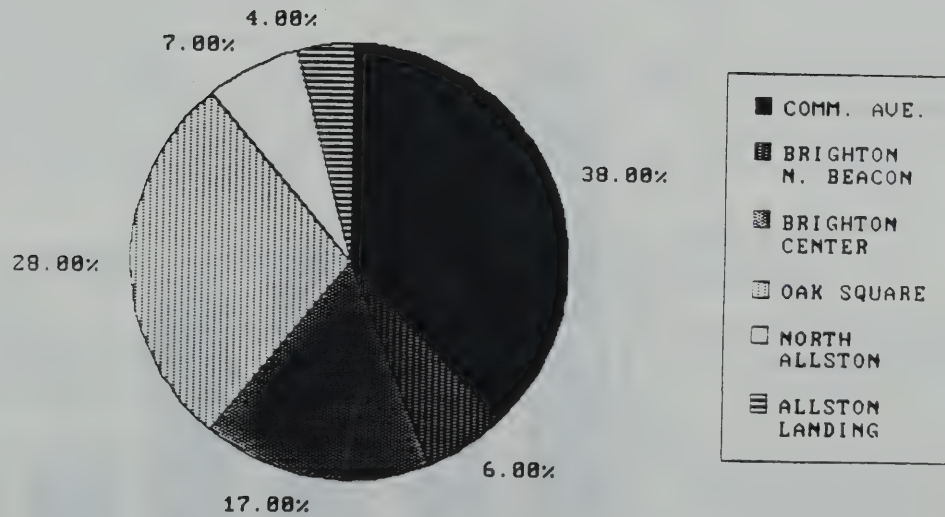


FIGURE VI.5

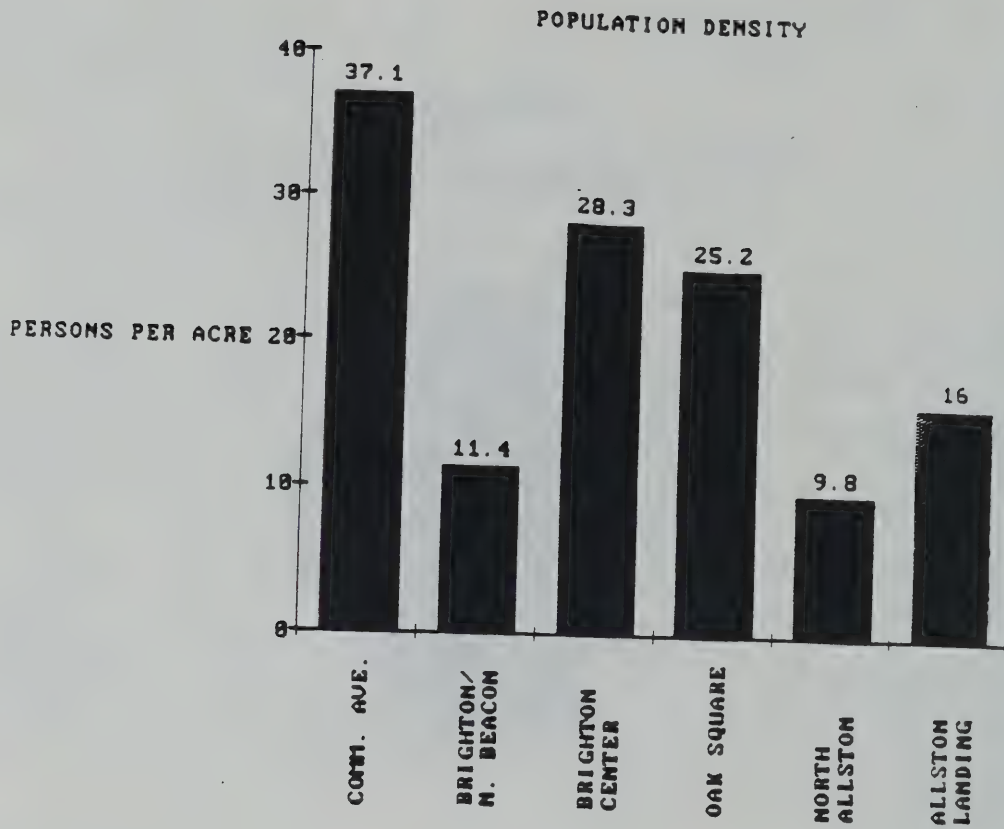
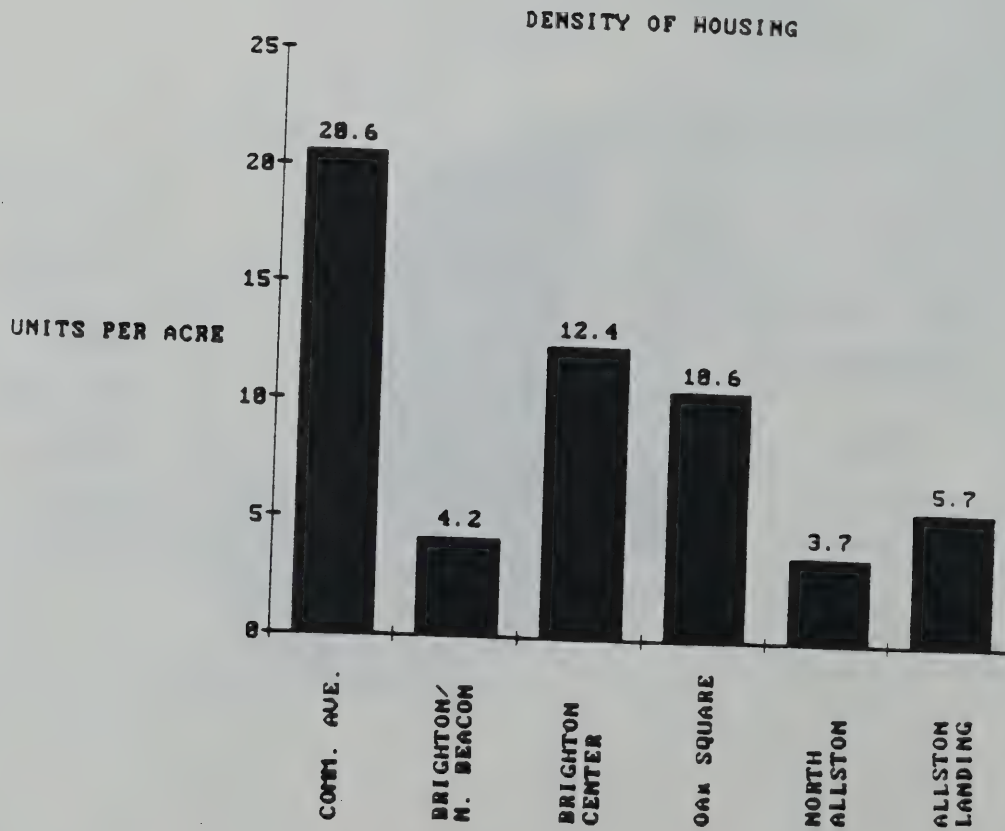


FIGURE VI.6



Public Open Space

There are 8.1 acres of public open space in this sub-area. Less than one acre--the .94 acre Penniman St. Play Area--is park land. The rest of the publicly-owned open space is an Urban Wild located adjacent to the Turnpike on a steep slope which is unsuitable for recreational uses. Penniman St. Play Area provides 0.2 acres of open space for every 1,000 persons.

This sub-area has 13% of the land area in Allston-Brighton, 7% of the total population, and 6% of the total housing units.

Issues

- ▲ The entire sub-area has only one public open space--Penniman Street Play Area-- which serves the area near Union Square. Open space is needed in South Allston east of Cambridge Street.
- ▲ Streetscape improvements are needed along Commonwealth and Brighton Avenues.
- ▲ The predominant feature of Union Square at present is the traffic intersection. Union Square should be improved to enhance the businesses and community facilities located at the square.

Opportunities

- ▲ The Boulevard Planning Districts Study suggests that the potential exists to create a landscaped median in the center of Brighton Avenue.
- ▲ The Boulevard Planning Districts Study also suggests that traffic improvements could be made to Union Square which would have the added benefit of allowing for the development of a new open space in front of the Jackson Mann School. A new open space in front of the school along with the open space in front of the Fire Station, and a landscaped Brighton Avenue, could create a new look for Union Square that would emphasize the square and not the traffic.

Sub-Area C: Market Street/ Brighton Center/ Hospitals

Brighton Center is a residential area with a commercial center that includes a number of civic facilities. There are several hospital and institutional land uses in this sub-area.

In 1980 the population of this 418 acre sub-area was 11,847, with a population density of 28.3 persons per acre. Brighton Center had 5,177 housing units in 1980. The density of housing was 12.4 housing units per acre. In both population and density, the only sub-area with a higher density is the Commonwealth Avenue Corridor.

41% of housing units in Brighton Center had households that did not have access to an automobile.

Public Open Space

There are 18.9 acres of public open space divided among two parks, two small green spaces, and the half-acre Market Street Cemetery. There are 1.6 acres of public open space for every 1,000 persons in Brighton Center.

Private Open Spaces

Brighton Center has three privately-owned Urban Wilds which have a combined area of 10.8 acres. These private open spaces have a combined area comparable to 0.91 acres of open space per 1,000 persons.

Brighton Center makes up 14% of the land area in Allston-Brighton and has 18% of the total population and 17% of the total housing units.

Issues

- ▲ Preserve the natural features of the Urban Wilds. Mt. St. Joseph's Academy and Kennedy Rock are two open spaces which complement each other. Located across from each other on Cambridge Street, these two open spaces serve as green gateways to Brighton Center. The open and green character of these sites is in distinct contrast to the urban, concrete character of nearby Union Square.

Development around the site of Oakland Quarry has resulted in a loss of much of the natural features of that site. Should any development be proposed for the remaining Urban Wilds, such plans should preserve as much of the natural features as possible.

- ▲ Connect Brighton Center to the Charles River open spaces. The large open spaces along the Charles River are located some distance from a large number of Allston-Brighton residents. In order to better link these open spaces to the residential areas of Allston-Brighton, connections to the river should be enhanced.

Opportunities

- ▲ Market Street and Birmingham Parkway provide a direct connection between Brighton Center and the Charles River open spaces. A number of trees have recently been planted along Market Street. Additional planting of trees along Market Street and Birmingham Parkway will strengthen the connection between Brighton Center and the Charles River.

Sub-Area D: Oak Square/ Washington Heights

The Oak Square/ Washington Heights sub-area is 780 acres in size. It is the largest sub-area in size, having almost 200 more acres than North Allston, which is the second largest sub-area. Oak Square/ Washington Heights is almost as populous as the Commonwealth Avenue Corridor but the size of this sub-area results in a far lower density of population and housing units.

The 1980 population of this sub-area was 19,644, which translates into a population density of 25.2 persons per acre. There were 8,248 housing units in this sub-area in 1980. The density of housing was 10.6 housing units per acre. The population and housing densities are less than the corresponding densities of both the Commonwealth Avenue Corridor and Brighton Center sub-areas.

Public Open Space

There are 29.2 acres of public open space divided among five parks and three squares. A portion of one Urban Wild--Euston Path Rock--is publicly-owned. There are 1.5 acres of public open space per 1,000 persons in Oak Square/ Washington Heights.

Private Open Space

In addition to Euston Path Rock there are 7 other Urban Wilds in this sub-area. All 7 are privately-owned. The private Urban Wilds total 80.4 acres, an amount of land which is 2 1/2 times larger than the total acreage of public open space in the sub-area. The private Urban Wilds have a combined area comparable to 4.09 acres of open space per 1,000 persons in the sub-area.

This sub-area makes up 27% of the land area of Allston-Brighton. It has 30% of the neighborhood's population and 28% of the neighborhood's housing units. 35% of the total City of Boston park land in Allston-Brighton is located in the Oak Square/ Washington Heights sub-area.

Issues

- ▲ Preserve the natural features of the Urban Wilds.
- ▲ Strengthen the connections between the open spaces around the Chestnut Hill Reservoir and Chandler's Pond.

Sub-Area E: North Allston

North Allston is a residential neighborhood located between the Charles River and the Turnpike. It is the second largest sub-area, having 581.5 acres in land area. It is 30 acres larger than the Commonwealth Avenue Corridor yet has only 1/4 the population of that sub-area.

The population of North Allston in 1980 was 5,713. 48% of the population were between the ages of 20 and 34. Another 23% were age 19 or younger. The population density was 9.8 persons per acre in 1980. The number of housing units in 1980 was 2,163. The density of housing was 3.7 housing units per acre. 47% of housing units in 1980 had households that did not have access to an automobile.

Public Open Space

North Allston has 123.6 acres of public open space. Most of the open space--104.3 acres-- is MDC land along the banks of the Charles River. The Charles River Reservation is a regional open space that is used not only by residents of Allston-Brighton, but also by persons from other parts of Boston and from other communities.

In North Allston there are 3 City of Boston Parks and 1 square which have a combined area of 19.3 acres. The City of Boston open spaces provide 3.4 acres of public open space for every 1,000 persons. This ratio is more than twice as large as the open space ratio for City of Boston parks in any of the other sub-areas.

North Allston makes up 20% of the land area of Allston-Brighton yet it has only 9% of the neighborhood's population and 7% of the neighborhood's housing units. North Allston has 24% of the total City of Boston park land in Allston-Brighton.

Issues

- ▲ Improve access to the Charles River open spaces.
- ▲ North Allston has a large amount of open space on the north and west edges of the neighborhood, but no open space in the center of the neighborhood.

Opportunities

- ▲ The Gardner School is centrally located in a residential part of North Allston which has no public open space. Part of the school grounds may be a suitable location for the creation of a neighborhood park that would serve persons living in the vicinity of the school.

Sub-Area F: Allston Landing

Allston Landing's 198 acres contains an area which has a mix of residential and industrial land uses.

In 1980 Allston Landing had a population of 3,159, the smallest population of all the sub-areas. 54% of the population were between the ages of 20 and 34. Another 25% were age 19 or younger. The population density was 16.0 persons per acre. Allston Landing had 1,121 housing units in 1980. The density of housing was 5.7 housing units per acre. Although Allston Landing had the smallest population of any sub-area, it had a higher density of population and housing units than both the Commonwealth Ave./Brighton Ave./ N. Beacon St. and North Allston sub-areas.

Public Open Space

Except for a small strip of land between the Charles River and Soldiers Field Road, there is no open space in Allston Landing.

Allston Landing makes up 7% of the land area in Allston-Brighton and has 5% of the neighborhood's population and 4% of the neighborhood's housing units.

Issues

- ▲ Both North and South Allston have inadequate amounts of open space. Allston Landing, located between North and South Allston, may be a potential source of new open space.
- ▲ Among the desired uses for redevelopment of Allston Landing is the use of part of the area for housing. If housing is created in Allston Landing, open space will be needed for the new residents of the area.

Opportunities

- ▲ At present no redevelopment proposals exist for Allston Landing. This allows for the opportunity to incorporate open space into the vision of what type of development may be most appropriate at Allston Landing before any actual proposals are put forward.

Neighborhood-wide

On a neighborhood-wide level, there are a number of pockets where there is a lack of open space.

The circles on figure show a quarter mile radius from existing playgrounds in Allston and Brighton. The greater intensity of color indicates those areas where a user has an option of choosing between facilities. As Figure indicates, large areas of Allston and Brighton suffer from a lack of playgrounds, especially North Allston and South Allston.

The circles on Figure show a half-mile radius from ballfields. Analysis of this figure indicates that a need for such facilities exists at the edges of the community--in South Allston, Oak Square and in the vicinity of Commonwealth Avenue. The barrier effect



MAP VI.2



MAP VI.3

created by Commonwealth Avenue has to be factored in to the analysis.

Taken together, these figures indicate that there is a lack of any kind of public open space resources in South Allston, the area east of Commonwealth Avenue, and the area west of Oak Square.

CHAPTER VII

RECOMMENDATIONS

VII. RECOMMENDATIONS

A number of recommendations have been developed based on the existing open space supply, neighborhood profile, sub-area analysis and existing zoning. The recommendations are discussed in the following sequence: Neighborhood-wide; Parks; Neighborhood Connections; Boulevards; and Zoning.

A. Neighborhood-wide:

The overriding neighborhood-wide goal is to create open spaces which are needed in the following areas of Allston-Brighton: Allston Landing, North Allston, South Allston, and the area east of Commonwealth Avenue. A secondary goal is to ensure that private open spaces, where the owner has agreed to allow public use, have signs stating under what conditions access is allowed.

■ A MAJOR OPEN SPACE IS NEEDED IN ALLSTON LANDING.

Allston Landing does not have any public open space except for a narrow strip of land between the Charles River and Soldiers Field Road. The nearest open space is the 1 acre Hooker Street Play Area which is too small to meet the demand for open space in the area. A major open space is needed in Allston Landing to meet the open space needs of residents of North and South Allston. Allston Landing should have at least 10 acres of open space.

■ A NEIGHBORHOOD PARK IS NEEDED IN NORTH ALLSTON.

North Allston has two large open spaces, the Charles River Reservation and Smith Park. On the western side of North Allston is the Portsmouth Street Playground. The 1 acre Hooker Street Play Area, located on the eastern side of North Allston is the only open space in that area and is used by children who live as far away as South Allston. There are no public open spaces in the center of North Allston.

A potential site for a new public open space is the grounds of the Thomas Gardner School on Brentwood Street. Part of the site--now paved--could be developed as a neighborhood park. A neighborhood park at this location would be accessible to young children and elderly persons living in the area. Smith Park and the Charles River Reservation, the two closest open spaces, are not easily accessible for children and the elderly due to the distance of the parks from the main

residential section of North Allston and the busy streets that one must cross to get to those open spaces.

A small, neighborhood park at the Gardner School would help meet the local need of young children and the elderly for open space, but would not reduce the need for a large open space at Allston Landing that would have room for athletic fields and serve both North and South Allston.

■ **A NEIGHBORHOOD PARK IS NEEDED IN SOUTH ALLSTON.**

South Allston--the area north of Commonwealth and Brighton Avenues and south of Allston Landing--has no public open space. The only open space in this area is an athletic field owned by Boston University. Since there is no public open space in this area, some children from South Allston use the Hooker Street Play Area in North Allston for recreational activities.

■ **OPEN SPACE IS NEEDED IN THE AREA EAST OF COMMONWEALTH AVENUE.**

The area between Commonwealth Avenue and the Brookline boundary is severely lacking in open space. The Commonwealth Avenue area is the most densely built-up and most densely populated area of Allston-Brighton. there are no public open spaces in this area except for Wilson Park, a small open space designed for passive open space uses. Due to the high density of population, this area should have a large open space in order to provide for the open space needs of persons living in the area. Ideally, an open space in this area would have playground equipment and athletic courts and fields.

Fidelis Way and Ringer Parks have playground equipment and athletic courts and fields, but they are both located on the western side of Commonwealth Avenue. Commonwealth Avenue, with its many lanes of traffic and trolley line, is not a street that children should have to cross in order to get to a park. Due to the lack of open space on the eastern side of Commonwealth Avenue, the nearest open spaces for residents of the area are on the western side of Commonwealth Avenue. The Boulevard Planning Districts Study points out the need to improve pedestrian safety on Commonwealth Avenue. Pedestrian safety improvements are particularly important at Allston, Warren, and Washington Streets in order to make it easier for persons living on the eastern side of Commonwealth Avenue to get to Ringer and Fidelis Way Parks.

■ OPEN SPACES ON PRIVATE PROPERTY THAT ARE OPEN TO THE PUBLIC SHOULD HAVE SIGNS WHICH STATE THAT THE PUBLIC IS ALLOWED ACCESS TO THE PROPERTY AND IS WELCOME TO USE THE OPEN SPACE.

A number of privately-owned open spaces exist in Allston-Brighton. Where an open space on private property is open to the general public, signs should be posted to let the public know that access to, and use of, the open space by the public is allowed. Signs should list the hours of the day during which public use is allowed.

B. PARKS

Enhancement of the existing parks to allow a variety of uses while preserving the passive open space quality is of primary importance. Design improvements and recommendations for individual parks are presented in this section.

■ PARKS SHOULD BE DESIGNED TO MEET THE NEEDS OF ALL AGE GROUPS.

Each park should have a mix of features and facilities that are designed to meet the needs and interests of persons of all age groups. Each park should include:

1. A certain amount of greenery--grass, trees, shrubs, and flowers.
2. Sitting areas--benches and tables.
3. Playground equipment.
4. Athletic courts and/or fields.

Open spaces should be sufficiently large to accommodate combined park and playground facilities, including ball fields...playfields for children...field houses, shelters and apparatus, and also park space planted with trees, lawns and shrubbery for the use of older persons.

Arthur Shurtleff
Boston Parks
Department
1925

It is important that each park have natural features such as grass, trees, flowers, and shrubs. A balance should exist between the passive green areas of a park and the active recreation areas. While parks are recreation areas, one must keep in mind that in addition to providing recreational opportunities, parks are important neighborhood amenities as open and green spaces.

People in every neighborhood should be able to count on a safe, well-maintained green space close by, a playground for their young children, a playing field for their teenagers, a gathering place which their elders can walk to and where they can socialize.

The Greening of
Boston

■ **PARKS SHOULD HAVE A PREDOMINANTLY GREEN AND
NATURAL CHARACTER.**

It is important that each park have natural features such as grass, trees, flowers, and shrubs. A balance should exist between the green areas of a park and active recreation facilities, such as basketball courts, which may require paved surfaces.

One trend which has had a negative effect upon the physical appearance of park lands has been the increase over time of the amount of paved area in the parks. The amount of paved area in a park should not be such that it **obliterates** the intended natural and green **character** of a park as a setting for recreational activities and for passive enjoyment of open space.

A playground in a residence district should not present, when seen from without, an expanse of play surfaces and fences so arid and mechanically uninteresting as to hurt the general appearance of the neighborhood. Trees, vine-clad walls, or borders of shrubbery and grass should be arranged to make the exterior of such play spaces attractive.

Arthur Shurtleff
Boston Parks
Department
1925

■ NO NEW BUILDINGS SHOULD BE BUILT ON PUBLIC OPEN SPACES.

Parks and open spaces in Boston have periodically been singled out as locations for potential development. The construction of the Shattuck Hospital on a portion of Franklin Park is one example. As a limited and irreplaceable resource, the remaining public open space in Allston-Brighton should be retained as open space for permanent public use and enjoyment. Due to the limited amount of open space in the neighborhood, no further open space land should be built upon even if the structure were to house recreational activities. While recreation is a major use of open space, the open and natural character of open space should not become secondary to recreational uses.

It was a principle of good logic and business sense...which forbade the erection of buildings in parks merely to "decorate" the park or to find a cheap or available site in land already paid for...Pleas of emergency, economy, fitness, beauty, have not overcome the wise determination of the public to keep the parks for the recreative purposes which justified the expenditure of money for them and the withdrawal of their land area from taxation.

Arthur Shurtleff
Boston Parks
Department
1925

■ CONTINUED DIALOGUE BETWEEN THE CITY AND THE NEIGHBORHOOD AND PARKS ADVOCACY GROUPS SHOULD CONTINUE.

The Boston Parks and Recreation Department should continue to work with the community in planning for capital improvements for parks in Allston-Brighton. The community should be encouraged to adopt parks through the Park Partners program of the Parks and Recreation Department. Local advocacy groups should monitor the parks to ensure that the parks remain in good condition and well used.

Chandler's Pond

■ DEFINE THE BOUNDARIES OF THE PUBLIC OPEN SPACE AT CHANDLER'S POND.

A number of private properties abut Chandler's Pond. It is unclear in many places where the public open space stops and where private property begins. The boundaries of the park should be physically demarcated so that users of the park can easily discern the limits of the park. Two areas where the lack of separation between property lines is confusing are the west side of Chandler's Pond where the Chandler Pond condominiums seem to be located right in the park, and the north side of the pond where the back yards of houses on Kenrick St. come close to the shore of the pond.

■ DE-MAP THE PORTION OF LAKE SHORE ROAD THAT PASSES THROUGH GALLAGHER PARK AT CHANDLER'S POND.

Lake Shore Road is located on the south shore of the pond. Where the road once passed by the west side of the pond, rock barriers now prevent vehicles from passing through the park. Traffic is diverted through the adjacent apartment complex. The portion of Lake Shore Road in the park should be de-mapped and designated as park land.

■ CREATE AN OFFICIAL ENTRANCE TO CHANDLER'S POND WHERE THE FORMER LAKE SHORE ROAD INTERSECTS KENRICK ST.

Access to Chandler's Pond from Kenrick St. is possible by passing between two houses at the former Lake Shore Road right-of-way. At present, this access point looks more like a path through someone's yard than the entrance to a public park. A landscape design is needed to separate this space from abutting yards and to make the public aware that it is a public access point to the park.

■ **BETTER SEPARATION IS NEEDED BETWEEN LAKE SHORE ROAD AND THE SIDEWALK ALONG THE EDGE OF CHANDLER'S POND.**

The walkway along the south side of Chandler's Pond is a wide, asphalt area adjacent to the roadway. There is no real curb separating the walkway from the road, suggesting that the walkway is really a parking area. The asphalt comes right up to the trunks of the trees along the pond and greatly detracts from the otherwise natural beauty of the pond. Real curbs along the edge of the park, and a smaller sidewalk, would serve to better define the boundary between road and park and would improve the aesthetics of the park. There is room for cars to park along the road. Parking of vehicles on park land should not be encouraged. Designated parking areas should be established.

Fidelis Way Park

■ **MAKE FIDELIS WAY PARK MORE ACCESSIBLE TO THE GENERAL PUBLIC.**

Located in the interior of the Monastery Hill block, Fidelis Way Park is not readily visible or accessible from any street. The only access points are from the Fidelis Way residential buildings or the Monastery Path stairway.

Access to the park from Warren Street should be enhanced. A formal access route should be established to the park from Washington Street. Signs should be placed on Warren Street and Washington Street that would direct people to the park.

■ **CREATE A BETTER ENTRANCE TO FIDELIS WAY PARK FROM WARREN ST.**

Adjacent to Monastery Path on Warren St. is Brighton High. The driveway on the Brighton High property adjacent to Monastery Path is in disrepair and appears to be used infrequently. The driveway right-of-way could be combined with Monastery Path to create a larger landscaped entrance to Fidelis Way Park while still accommodating for continued limited use of the right-of-way as a driveway and fire lane.

C. NEIGHBORHOOD CONNECTIONS

Parks and open space resources dot the neighborhoods of Allston and Brighton. Connections between these resources should be strengthened and enhanced through boulevard and streetscape improvements.

1. Chestnut Hill Reservoir

■ STRENGTHEN THE CONNECTIONS BETWEEN OPEN SPACES NEAR THE CHESTNUT HILL RESERVOIR.

An extensive network of open spaces exists which has a wide range of features including bodies of water, hilltops, rock outcroppings, woodlands, meadows and orchards. The public open spaces in this network include the Chestnut Hill Reservoir, Cassidy Park, Evergreen Cemetery, Chandler's Pond, and Rogers Park. This network is greatly enhanced by the presence of several private open spaces including St. John's Seminary, the Cenacle, Foster Street Rock, and Foster Street Hill.

To strengthen the connections between these open spaces, streetscape improvements should be made to the streets located between the open spaces.

Commonwealth Avenue should be landscaped with trees along the sidewalk and should have trees and shrubs along the trolley median wherever feasible. This would improve the physical connection between the open spaces around the reservoir and the other open spaces in this network.

Streetscape improvements along Lake and Foster Streets would better link the many open spaces in this part of Allston-Brighton and enhance the green and open character of the neighborhood.

Streetscape improvements along Lake Shore Road and Kenrick Street would better link Chandler's Pond to the private open spaces at the Cenacle and St. John's Seminary.

2. Charles River Reservation

■ IMPROVE ACCESS TO THE CHARLES RIVER RESERVATION BY CREATING A GREATER PHYSICAL LINK BETWEEN THE CHARLES RIVER RESERVATION AND THE NEIGHBORHOOD THROUGH STREETScape IMPROVEMENTS ALONG STREETS THAT SERVE AS ACCESS ROUTES TO THE CHARLES RIVER.

New developments along Soldiers Field Road and Western Avenue should be sited in a manner that provides view corridors through the site that allow for views of the Charles River as a means of visually connecting the Charles River to Western Avenue and the Allston neighborhood.

Along Soldiers Field Road and Western Avenue are numerous commercial businesses. The concentration of commercial land uses in this area has the effect of being a barrier between the residential areas of North Allston and the Charles River. The undesirable impact of such a barrier can be mitigated through design solutions such as incorporating view corridors into new developments and promoting better landscaping of properties in the area.

■ **CONNECT COMMONWEALTH AVENUE TO THE OPEN SPACE ALONG THE CHARLES RIVER.**

A connection to the Charles River open space at the Boston University Bridge, just off Commonwealth Avenue, would provide an access point to the Charles River that would directly link these two major open space spines. A ramp, similar to the one being constructed at the Harvard Bridge on Massachusetts Avenue, would provide access for pedestrians and bicyclists to the Charles River open space.

Another possibility is to establish a pedestrian and bicycle connection between Commonwealth Avenue and the Charles River open space at a location in the vicinity of Boston University's Armory Site.

3. **Commonwealth Avenue**

■ **LINK THE OPEN SPACES OF ALLSTON-BRIGHTON TO THE EMERALD NECKLACE SYSTEM OF PARKS AND PARKWAYS.**

Commonwealth Avenue is one of the major open space spines in Allston-Brighton. Another major open space spine is the Charles River Reservation. The Charles River open space spine is connected to Olmsted's Emerald Necklace at Charlesgate near Kenmore Square. Landscaping the entire length of Commonwealth Avenue would create a boulevard link that would connect the Commonwealth Avenue open spaces to the Emerald Necklace at Charlesgate.

■ **ENHANCE OLMSTED'S CHESTNUT HILL CIRCUIT BY IMPROVING THE LANDSCAPING OF COMMONWEALTH AVENUE, ESPECIALLY THE SECTION BETWEEN CHARLES GATE AND PACKARDS CORNER.**

The section of Commonwealth Avenue between Kenmore Square and Packards Corner does not have a landscaped median. The presence of trolley tracks in the median makes landscaping the median more difficult, but not impossible. Landscaping along this stretch of Commonwealth Avenue may be better achieved through the planting of trees along the sidewalk.

4. Monastery Hill

■ STRENGTHEN THE CONNECTIONS BETWEEN OPEN SPACES ON MONASTERY HILL.

Monastery Hill is one of the highest points in Allston Brighton and was chosen as the site of St. Gabriel's Monastery because of the spectacular views that are provided from the top of the hill. Monastery Hill has a green, landscaped character which is derived from the large amount of open areas on the hill. The grounds of St. Gabriel's Monastery, the play areas of Fidelis Way Park, and the open spaces of Brighton High and Brighton Marine Hospital provide a large and connected area of open space in an otherwise densely developed area of Allston-Brighton. The overall character of Monastery Hill as a large and connected landscape should be preserved and enhanced.

The open spaces of Monastery Hill are connected by Monastery Path, a stairway that ascends from Warren St. to Monastery Rd. The stairway has fallen into disrepair, with extensive weed growth obstructing the path. Rocks, chunks of concrete, and other debris have fallen onto the path from the embankment of St. Gabriel's parking lot adjacent to the path. As the main public access route to Fidelis Way Park, Monastery Path needs to be cleared and repaired to allow for safe access to the park.

■ RESTORE THE OPEN SPACE AT THE TOP OF MONASTERY HILL.

The top of the hill provides spectacular views of Boston and surrounding communities. The open space at the top of the hill should be restored so that this resource could be enjoyed by the staff and patients of the adjacent hospital, as well as by the general public.

■ REINFORCE THE CONNECTIONS AMONG OPEN SPACES ALONG WARREN STREET THROUGH THE PLANTING OF STREET TREES ON WARREN STREET.

Brighton High School, Brighton Marine Hospital, and Kennedy Hospital for Children all have significant open spaces which enhance the character of Warren Street. These open spaces are components of the larger open space network of Monastery Hill, which also includes Fidelis Way Park and the grounds of St. Gabriel's Monastery. Although properties along Warren Street have beautiful lawns and trees, there are very few street trees on Warren Street. Street trees on both sides of Warren Street would significantly add to the green and open character of the area and would connect the open spaces on the properties along Warren Street. Street trees on Warren Street would also create a link between the Monastery Hill open spaces and the open spaces along Commonwealth Avenue.

- **PRESERVE AND PROTECT THE OPEN AND GREEN CHARACTER OF WARREN STREET BY REQUIRING THAT BUILDINGS BE SET BACK FROM THE STREET.**

Brighton High and Brighton Marine Hospital are well sited on the hillside with beautiful lawns in front of the buildings. Kennedy Hospital for Children does not have as large or as dramatic of a setback, but the buildings and parking areas have been set back from the street to allow for grass and trees along the street edge. The open spaces in front of these buildings should be preserved. Any new development on Warren Street should be required to be set back from the street in a manner that conforms to the pattern of setbacks that has been established by these three adjacent properties.

- **STREET TREES SHOULD BE PLANTED ON WASHINGTON STREET BETWEEN COMMONWEALTH AVENUE AND CAMBRIDGE STREET.**

This segment of Washington Street has a number of street trees which contribute to the green character of Monastery Hill. However, there are places along Washington Street where street trees are missing. Trees should be planted to fill in the spaces in order to have an uninterrupted tree canopy along this side of Monastery Hill.

5. Market Street/Chestnut Hill Avenue

- **IMPROVE THE LANDSCAPING ALONG MARKET STREET AND CHESTNUT HILL AVENUE AS A MEANS OF STRENGTHENING CONNECTIONS BETWEEN OPEN SPACES ALONG THIS OPEN SPACE SPINE.**

Market Street and Chestnut Hill Avenue link the MDC park lands along the Charles River to the MDC park lands at the Chestnut Hill Reservoir. This connecting spine links the Charles River open space spine to the Commonwealth Avenue open space spine, unifying the two major components of Allston-Brighton's open space system. To reinforce this connection, streetscape improvements should be made to Market Street and Chestnut Hill Avenue that would establish these streets as an open space corridor.

The landscaping elements of the Boulevard Planning Districts study recommendations for Market Street should also be applied to Chestnut Hill Avenue.

6. Brighton Avenue/Cambridge Street/Washington Street

■ **IMPROVE THE LANDSCAPING ALONG BRIGHTON AVENUE, CAMBRIDGE STREET, AND WASHINGTON STREET AS A MEANS OF STRENGTHENING CONNECTIONS BETWEEN COMMONWEALTH AVENUE, UNION SQUARE, BRIGHTON SQUARE, AND OAK SQUARE.**

These three streets together serve as a Main Street Boulevard of Allston-Brighton connecting a number of commercial centers. Along these streets, or adjacent to them, are a number of open spaces including the public open spaces of Union Square, Cunningham Park, Public Grounds, Brighton Square, Rogers Park, Oak Square and Hardiman Playground. There are also two private Urban Wilds, Mt. St. Joseph's Academy and Kennedy Rock, located across from each other on Cambridge Street. The grounds of St. Elizabeth's Hospital, which are a visually prominent feature of Brighton Center, are located at the intersection of Cambridge and Washington Streets. Streetscape improvements to all three of these streets would connect the many open spaces found along this Main Street Boulevard.

D. Boulevards

The boulevards of Allston and Brighton developed in very different ways-- either as Grand Boulevards, or Main Streets, or Waterfront Streets. These boulevards because of their special historical qualities provide a number of open space opportunities. The overriding goal is to strengthen and further enhance these boulevards as Open Space connectors.

1. Commonwealth Avenue

■ **COMMONWEALTH AVENUE SHOULD BE A CONTINUOUS GREENWAY, WITH LANDSCAPING AND TREES, FROM THE BACK BAY TO THE NEWTON BOUNDARY.**

Commonwealth Avenue was designed and constructed in several segments. Commonwealth Avenue in Allston-Brighton is different in design from the Commonwealth Avenue Mall in the Back Bay, however the common idea behind the designs of different parts of Commonwealth Avenue is that of a landscaped boulevard.

Although the segment of Commonwealth Avenue between the Boston University Bridge and Charlesgate is not within the boundaries of the Allston-Brighton IPOD, it is important as the connecting link between the landscaped Commonwealth Avenue of the Back Bay and the landscaped Commonwealth Avenue of Allston-Brighton.

■ **PLANT TREES AND SHRUBS ALONG THE COMMONWEALTH AVENUE TROLLEY MEDIAN WHEREVER POSSIBLE.**

The existence of trolley tracks in the center of the roadway may seem an obstacle to increasing the amount of landscaping along the avenue. Trolley tracks have not been an insurmountable obstacle in Brookline, where Beacon Street is well planted with trees and shrubs.

■ **ENHANCE THE BEAUTY OF COMMONWEALTH AVENUE WITH MORE FLOWER PLANTINGS.**

Some segments of Commonwealth Avenue have flower beds in the landscaped medians. These plantings add color and variety to the vegetation along Commonwealth Avenue. Neighborhood groups or block associations should be encouraged to adopt a median and take responsibility for the planting and maintenance of flower beds. A competition could be held that would provide awards for the best flower beds along the boulevard. Such a competition might be sponsored by the Boston Parks and Recreation Department.

2. Brighton Avenue

■ **REDESIGN BRIGHTON AVENUE AS A LANDSCAPED BOULEVARD.**

Brighton Avenue currently has trolley tracks in the center of the roadway. These tracks are currently not in use. If the MBTA permanently discontinues this trolley route, an opportunity may exist to redesign Brighton Avenue. The Boulevard Planning Districts study suggests that removal of the trolley tracks would allow for the creation of a 16 foot landscaped median for Brighton Avenue. The study found that Brighton Avenue, with a 100 foot right-of-way, was significantly wider than any other street except Commonwealth Avenue and that Brighton Avenue has great design potential to become a landscaped boulevard similar in character to Commonwealth Avenue.

3. Union Square

■ **UNION SQUARE--THE INTERSECTION OF BRIGHTON AVENUE, CAMBRIDGE STREET, AND NORTH BEACON STREET--SHOULD BE REDESIGNED TO IMPROVE TRAFFIC CONDITIONS AND TO INCREASE THE AMOUNT OF OPEN SPACE IN THE SQUARE.**

The Boulevard Planning Districts study suggests that removal of the trolley tracks from Brighton Avenue and Cambridge Street would allow for major design improvements in Union Square that would improve traffic conditions. Redesigning Union Square may also provide an opportunity to create a new open space in front of the Jackson-Mann School.

FIGURE VII.1
OPEN SPACE ZONING

| Cemeteries: | Zoning | Subdistrict |
|--|--------|-------------|
| Evergreen Cemetery | OS | CM |
| Market St. Cemetery | OS | CM |
| Public Urban Wilds: | | |
| Euston Path Rock | OS | UW |
| Turnpike Overlook | OS | UW |
| City of Boston Parks: | | |
| Chandler's Pond (Gallagher Park) | OS | P |
| Cassidy Playground | OS | RC |
| Fidelis Way Park | OS | RC |
| Hobart St. Play Area | OS | RC |
| Hooker St. Play Area | OS | RC |
| Joyce Playground | OS | RC |
| McKinney Playground | OS | RC |
| Oak Square Playground (Hardiman) | OS | RC |
| Penniman St. Play Area | OS | RC/G |
| Portsmouth St. Playground | OS | RC |
| Ringer Playground | OS | RC/P |
| Rogers Park | OS | RC |
| Shubow Park | OS | P |
| Smith Playground | OS | RC |
| Wilson Park | OS | P |
| City of Boston Squares and smaller parks: | | |
| Brighton Square | OS | P |
| Cunningham Park | OS | P |
| Fern Square | OS | P |
| Jackson Square | OS | P |
| Oak Square | OS | P |
| Public Grounds | OS | P |
| Union Square | OS | UP |
| MDC Parks: | | |
| Boyden Park (at Chestnut Hill Res.) | OS | P |
| Chestnut Hill Reservoir (land around Res.) | OS | P |
| Reilly Playground (at Chestnut Hill Res.) | OS | RC |
| Charles River Embankment | OS | -- |
| Birmingham Parkway | OS | P |

E. ZONING

The primary goal of the various zoning articles that have been developed such as the Open Space Districts; Greenbelt Protection Overlay District; and Conservation Planning Overlay District are to preserve and protect the open space character of the neighborhood.

Public parks are already protected from disposition or development by requirements that the approval of the Boston City Council and a vote of 3/4 of the members of the state legislature are needed in order to remove land from park use. The Open Space Zoning District adds additional protection by requiring a public hearing before the City of Boston Zoning Commission in order to rezone public open space for another use. This ensures that decisions concerning the disposition or change in land use of public open space cannot occur without allowing for input from the general public.

1. Open Space Zoning

Public open space in Boston has traditionally been zoned as residential, commercial, or industrial in relation to the zoning district in which a particular open space was located. The adoption of text amendments 101 and 102 to the Zoning Code of the City of Boston created a new zoning district -- the Open Space Zoning District-- which was established to recognize the actual use of land as parks and public open spaces for public use and enjoyment.

The proposed Open Space Zoning designations for each publicly owned open space in Allston-Brighton is detailed in Figure **VII-1**.

2. Greenbelt Protection Overlay District (GPOD)

A greenbelt roadway is a "landscaped roadway or major thoroughfare that is characterized by open space or landscaping along its right-of-way or that is used primarily by noncommercial or pleasure vehicles."

The purpose of a GPOD is to protect and preserve the natural and scenic character of landscaped roadways by ensuring that new development along such roadways conforms to standards that will protect the natural character of the greenbelt roadway.

- The following roads should be designated as GPODs:

- Commonwealth Avenue
- Soldiers Field Road/Storrow Drive
- Nonantum Road
- Leo Birmingham Parkway

Chestnut Hill Driveway
Beacon Street (The section in Brighton, near Cleveland
Circle and around the Chestnut Hill Reservoir.)

COMMONWEALTH AVENUE

Commonwealth Avenue was designed by Frederick Law Olmsted as a landscaped boulevard. The open space component of Commonwealth Avenue has been made secondary to the thoroughfare function of the avenue. To recognize the importance of preserving and improving the open space character of Commonwealth Avenue, a GPOD should be established along Commonwealth Avenue

SOLDIERS FIELD ROAD/STORROW DRIVE AND NONANTUM ROAD

Soldiers Field Road/Storrow Drive and Nonantum Road form a roadway system that runs next to the MDC open spaces along the Charles River. Soldiers Field Road and Storrow Drive are part of the MDC system of parkways. To protect the integrity of the open spaces along the Charles River, as well as the parkways themselves, these roads should be designated as GPODs.

LEO BIRMINGHAM PARKWAY

Birmingham Parkway is another MDC parkway and includes a passive open space used for informal gatherings and bocce games. The roadway is quite large and seems to be larger than necessary as Birmingham Parkway seems to carry little traffic. Most of the traffic is on nearby Soldiers Field Road. Birmingham Parkway appears to be used more as a parking lot than as a road. As a way of increasing the open space, the size of the road could be reduced and some of the land that is now paved could be converted to grass and trees. As an MDC parkway and open space Birmingham Parkway should be designated as a GPOD.

CHESTNUT HILL DRIVEWAY

Chestnut Hill Driveway is a landscaped roadway that runs alongside the Chestnut Hill Reservoir and passes between the reservoir and Evergreen Cemetery. This road serves as a scenic drive and as an access route to Boston College. To preserve the beauty of Chestnut Hill Driveway, and to discourage large amounts of traffic on the road, the Chestnut Hill Driveway should be designated as a GPOD.

BEACON STREET

Along with the Chestnut Hill Driveway, Beacon Street is located on the perimeter of the Chestnut Hill Reservoir. At Cleveland Circle,

Chestnut Hill Driveway
Beacon Street (The section in Brighton, near Cleveland
Circle and around the Chestnut Hill Reservoir.)

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BEACON STREET

Along with the Chestnut Hill Driveway, Beacon Street is located on the perimeter of the Chestnut Hill Reservoir. At Cleveland Circle,

Beacon Street has a boulevard design with a central median. While the median is landscaped in Brookline, the Cleveland Circle portion of Beacon Street has no landscaping and is in need of improvement. To preserve the scenic beauty of the Chestnut Hill Reservoir area and to promote improvements in Cleveland Circle, Beacon Street should be designated as a GPOD.

3. Conservation Planning Overlay District (CPOD)

The Conservation Planning Overlay District may be applied to Urban Wilds and other significant natural areas in private ownership in order to protect the natural features of those sites from large-scale destruction.

The following Urban Wilds sites have been nominated by the PZAC for designation as CPODs:

- Cenacle
- Crittenton
- Foster St. Hill
- Foster St. Rock
- Kennedy Rock
- Leamington Rock
- Mt. St. Joseph's Academy
- Oakland Quarry
- St. Gabriel's Monastery
- St. John's Seminary
- St. Sebastian's

CHAPTER VIII

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CHAPTER IX

APPENDIX

APPENDIX A: COMMUNITY PROFILE

COMMUNITY PROFILE

DEMOGRAPHICS

In 1980, Allston-Brighton had a population of 65,264. This represented 12% of the total Boston population of 562,994. The BRA Research Department has projected that the population of Allston-Brighton will increase 13% to 74,000 in 1990. The projected population for the year 2000 is 77,000, an 18% increase over the 1980 population.

DENSITY OF POPULATION

In 1980, the density of population in Allston-Brighton was 23.1 persons per acre. According to the population projections of the BRA Research Department, the density of population in 1990 will have increased to 26.2 persons per acre. In the year 2000, the density of population is projected to increase further, to 27.2 persons per acre.

The density of population per housing unit in 1980 was 2.2 persons per housing unit.

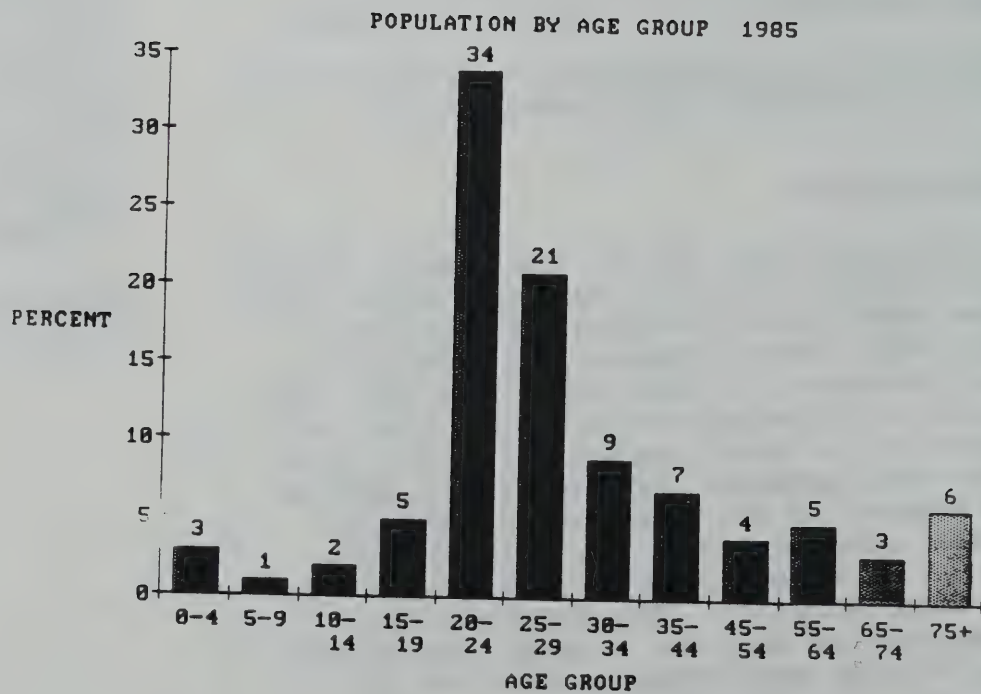
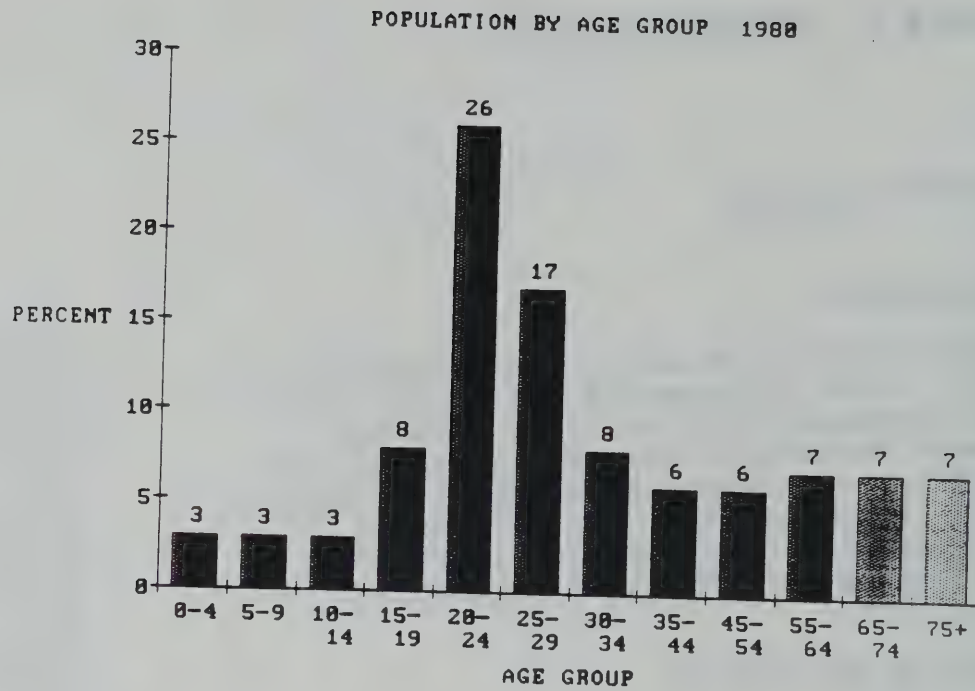
AGE DISTRIBUTION

Allston-Brighton has one of the lowest median age levels among Boston's neighborhoods. In 1980 the majority of persons in Allston-Brighton (51%) were between the ages of 20 and 34. Another 17% were under age 20. The results of a household survey show that in 1985 over 2/3 of the population of Allston-Brighton were between the ages of 15 and 34. A large number of the persons in this age group were students, but the majority of persons in this age group were beyond school age and were working. The predominantly young population creates a large demand for athletic fields and other facilities for sports and active recreation.

Allston-Brighton's residential population is predominantly young (over two-thirds of the population is between the ages of 15 and 35) and highly mobile (over half have lived in their current residence for fewer than two years). With one of the lowest median age levels in the City (25.9 years), the area requires an emphasis on active recreation facilities. At the same time, 14 percent of the population is over 55, and requires accessible open space for passive enjoyment.

Boston's Open Space

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INCOME

43% of Allston-Brighton families earned less than \$15,000 in 1985. 52% of families in the neighborhood paid 30% or more of their income for housing. These statistics suggest that there are a significant number of Allston-Brighton residents who may have a greater need for parks as resources for recreation due to incomes that limit the amount and type of recreational activities these families may be able to afford.

HOUSING

In 1985, 80% of households in Allston-Brighton rented housing. 71% of rented housing units were in buildings of 5 or more units. Over half (55%) of the large residential buildings which have 5 or more units are located in the high-density Commonwealth Avenue area. A large number of Allston-Brighton residents who either rent or own units in buildings with several housing units do not have private yards and must rely on public open spaces for outdoor activities. This is especially true for residents who live in the Commonwealth Avenue area due to the high concentration of multi-unit buildings in that area.

Parks and other types of open spaces...are of particular importance to low-income city residents. Low-income people have the least access to extensive backyards, state and regional parks, or the resort communities of Cape Cod or Northern New England. Single-parent households and elderly people often lack access to automobile transportation. City parks and community gardens have a primary role in providing both passive and active recreation and contact with the natural world for low-income urban residents.

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NEW DEVELOPMENT

Since 1975 over 2,500 housing units were added to the housing stock of Allston-Brighton. For the years 1980 through 1985, Allston-Brighton had the largest increase in housing units of any neighborhood outside the Central district of Boston.

In addition to residential development, a number of commercial, industrial, and residential developments have occurred in recent years. These types of development add to the density of the neighborhood and contribute to the need for additional open space to offset the increased density of the neighborhood.

APPENDIX B: PARKS AND OPEN SPACE

| Allston-Brighton | Map # | Acres |
|------------------------|-------|--------|
| Cassidy Playground | 1 | 9.44 |
| Dunningham Park | 2 | 0.17 |
| Fidelis Way Park | 3 | 5.06 |
| Gallagher Mem. Park | 4 | 16.01 |
| Galvin Park | 5 | 8.20 |
| Hardiman Playground | 6 | 1.48 |
| Hobart St. Play Area | 7 | 0.60 |
| Hooker St. Play Area | 8 | 1.00 |
| Joyce Playground | 9 | 1.31 |
| McKinney Playground | 10 | 5.94 |
| Penniman St. Play Area | 11 | 0.94 |
| Portsmouth St. Playgr. | 12 | 4.29 |
| Ringer Playground | 13 | 12.38 |
| Shubow Park | 14 | 0.60 |
| Smith Playground | 15 | 14.00 |
| Parks Dept. Active Use | | 81.42 |
| Boyden Park | 16 | 24.60 |
| Charles Riv. Embankmt. | 17 | 104.30 |
| Chestnut Hill Res. | 18 | 33.50 |
| Reilly Playground | 19 | 6.85 |
| Msgr. Daly Mem. Field | 20 | |
| Artesani Mem. Playgr. | 21 | |
| Total MDC Land Above | | 169.25 |
| Genacles | 39 | 17.50 |
| Crittenton Hospital | 40 | 3.03 |
| Euston Path Rock | 41 | 0.67 |
| Foster Street Hill | 42 | 5.73 |
| Foster Street Rock | | 5.00 |
| Kennedy Rock | 43 | 2.00 |
| Leamington Rock | 44 | 0.47 |
| Mt. St. Joseph's Acad. | 45 | 6.50 |
| Oakland Quarry | 46 | 2.25 |
| St. John's Seminary | 47 | 42.25 |
| St. Sebastian's | 48 | 6.44 |
| Turnpike Overlook | 49 | 7.17 |
| Total Urban Wild Acres | | 99.01 |
| Public Urban Wilds | | 0.67 |
| Private Urban Wilds | | 98.34 |
| Brighton Square | 22 | 0.57 |
| Fern Square | 23 | 0.04 |
| Jackson Square | 24 | 0.10 |
| Oak Square | 25 | 0.22 |
| Public Grounds | 26 | 0.02 |
| Total Parks Dept. Sqs. | | 0.95 |

| | | |
|--|----|--------|
| Baldwin School | 27 | 0.47 |
| Brighton High School | 28 | 5.00 |
| Edison School | 29 | 2.09 |
| Gardner School | 30 | 1.02 |
| Garfield School | 31 | 0.96 |
| Hamilton School | 32 | 0.97 |
| Lyon School | 33 | 0.77 |
| Taft School | 34 | 0.75 |
| Winship School | 35 | 0.55 |
| Total Schools Land | | 12.58 |
| A/B Urb. Garden Ass. | 52 | 0.40 |
| Charles Riv. Comm. Gdn | 53 | 0.33 |
| Chestnut H. Res. Gdns | 54 | 0.31 |
| Christian Herter Gdn | 55 | 0.50 |
| Commonwlth Tenants Ass | 56 | |
| Faneuil Dream Garden | 57 | |
| Inter-Coop Garden BFC | 58 | 0.10 |
| Pat. H. White Gdn Club | 59 | |
| Total Urb. Gdn. Acres | | 1.64 |
| Public Acreage | | 1.14 |
| Private Acreage | | 0.5 |
| Evergreen Cemetery | 60 | 13.88 |
| Market St. Cemetery | 61 | 0.41 |
| Total Cemetery Acres | | 14.29 |
| Grand Totals | | |
| All Open Space | | 379.14 |
| Public Open Space | | 280.30 |
| Private Acreage | | 98.84 |
| All Open Space, public gardens only | | 378.64 |
| Private Acres w/o gardens | | 98.34 |
| Parks & Squares | | 82.37 |
| Schools, Cemeteries, and Public Gardens | | 28.01 |

APPENDIX C: SUB-AREA ANALYSIS

METHODOLOGY

Data were compiled for each sub-area as defined in the IPOD from 1980 U.S. Census information for the eleven census tracts in Allston-Brighton. The census tracts do not correspond exactly with the boundaries of the six sub-areas although they do share a number of common boundaries. In order to transfer census tract information to the sub-area level, census tracts were added together, in whole or in part, to approximate the area of each sub-area. The sub-areas and census tracts are as follows:

| <u>SUB-AREA</u> | <u>CENSUS TRACTS</u> |
|--|----------------------|
| A. Commonwealth Avenue Corridor | 5 7.01 7.02 |
| B. Commonwealth Avenue/ Brighton Avenue/ North Beacon Street | 1/3 of 8 1/3 of 1 |
| C. Market Street/ Brighton Center/ Hospitals | 2.02 6.01 6.02 |
| D. Oak Square/ Washington Heights | 2.01 3 4 |
| E. North Allston | 2/3 of 1 1/3 of 8 |
| F. Allston Landing | 1/3 of 8 |

SUB-AREA ANALYSIS

SUB-AREA A: COMMONWEALTH AVENUE CORRIDOR

| | | |
|---------------------------|--------|-------|
| Total Population | 20,465 | |
| Persons Age 19 or younger | 1,826 | 8.9% |
| Persons Ages 20-34 | 13,643 | 66.7% |
| 35-54 | 1,661 | 8.1% |
| 55 or older | 3,335 | 16.3% |
| Total Housing Units | 11,198 | |
| Total Households | 10,728 | |
| Persons Per Household | 1.91 | |
| Sub-Area: Total Acres | 551.60 | |
| Persons Per Acre | 37.10 | |

| | |
|--|-------|
| % Families Below Poverty Level | 13.7% |
| % Housing Units With No Access to a Car | 7.4% |

Parks and Open Spaces:

| | |
|-----------------------------------|--------------|
| City of Boston Parks: | <u>Acres</u> |
| Cassidy Playground | 9.44 |
| Fidelis Way/Overlook Park | 5.06 |
| Shubow Park | <u>0.60</u> |
| Total Acres, City of Boston Parks | 15.10 |
| MDC Parks: | |
| Chestnut Hill Reservoir | 58.10 |
| Reilly Playground | <u>6.85</u> |
| Total Acres, MDC Parks | 64.95 |
| Evergreen Cemetery | <u>13.88</u> |
| TOTAL PUBLIC OPEN SPACE | 109.03 |
| <u>Acres Per 1,000 Persons</u> | |
| All Public Open Space | 5.33 |
| City of Boston Parks | 0.74 |
| MDC | 3.17 |

SUB-AREA B: COMMONWEALTH AVENUE/BRIGHTON AVENUE/NORTH BEACON STREET

| | | |
|---------------------------|--------|-------|
| Total Population | 4,436 | |
| Persons Age 19 or younger | 1,062 | 23.9% |
| Persons Ages 20-34 | 2,229 | 50.3% |
| 35-54 | 555 | 12.5% |
| 55 or older | 590 | 13.3% |
| Total Housing Units | 1,642 | |
| Total Households | 1,558 | |
| Persons Per Household | 2.55 | |
| Sub-Area: Total Acres | 389.66 | |
| Persons Per Acre | 11.38 | |

| | |
|--|-------|
| % Families Below Poverty Level | 13.6% |
| % Housing Units With No Access to a Car | 40.5% |

Parks and Open Spaces:

| | |
|--------------------------------|--------------|
| City of Boston Parks: | <u>Acres</u> |
| Penniman St. Play Area | 0.94 |
| Public Urban Wilds: | |
| Turnpike Overlook | <u>7.17</u> |
| TOTAL PUBLIC OPEN SPACE | 8.11 |
| <u>Acres Per 1,000 Persons</u> | |
| All Public Open Space | 1.83 |
| City of Boston Parks | 0.21 |

SUB-AREA C: MARKET STREET/BRIGHTON CENTER/HOSPITALS

| | | |
|---------------------------|--------|-------|
| Total Population | 11,847 | |
| Persons Age 19 or younger | 2,643 | 22.3% |
| Persons Ages 20-34 | 4,605 | 38.9% |
| 35-54 | 1,884 | 15.9% |
| 55 or older | 2,716 | 22.9% |
| Total Housing Units | 5,177 | |
| Total Households | 4,700 | |
| Persons Per Household | 2.52 | |
| Sub-Area: Total Acres | 418.57 | |
| Persons Per Acre | 28.30 | |

| | |
|--|-------|
| % Families Below Poverty Level | 18.9% |
| % Housing Units With No Access to a Car | 40.9% |

Parks and Open Spaces:

| | |
|-----------------------------------|--------------|
| City of Boston Parks: | <u>Acres</u> |
| Cunningham Park | 0.17 |
| McKinney Playground | 5.94 |
| Ringer Playground | 12.38 |
| Public Grounds | <u>0.02</u> |
| Total Acres, City of Boston Parks | 18.51 |
| Market St. Cemetery | <u>0.41</u> |
| TOTAL PUBLIC OPEN SPACE | 18.92 |

Private Urban Wilds:

| | |
|--------------------------|-------------|
| Kennedy Rock | 2.00 |
| Mt. St. Joseph's Academy | 6.50 |
| Oakland Quarry | <u>2.25</u> |

| | |
|----------------------------------|-------|
| Total Acres, Private Urban Wilds | 10.75 |
|----------------------------------|-------|

| | |
|--------------------------------|------|
| <u>Acres Per 1,000 Persons</u> | |
| All Public Open Space | 1.60 |
| City of Boston Parks | 1.56 |
| Private Urban Wilds | 0.91 |

SUB AREA D: OAK SQUARE/WASHINGTON HEIGHTS

| | | |
|--|--------|-------|
| Total Population | 19,644 | |
| Persons Age 19 or younger | 3,222 | 16.4% |
| Persons Ages 20-34 | 8,585 | 43.7% |
| 35-54 | 2,771 | 14.1% |
| 55 or older | 5,066 | 25.8% |
| Total Housing Units | 8,248 | |
| Total Households | 7,967 | |
| Persons Per Household | 2.47 | |
| Sub-Area: Total Acres | 779.49 | |
| Persons Per Acre | 25.20 | |
| % Families Below Poverty Level | | 7.3% |
| % Housing Units With No Access to a Car | | 14.0% |

Parks and Open Spaces:

| | |
|-----------------------------------|--------------|
| City of Boston Parks: | <u>Acres</u> |
| Brighton Square | 0.57 |
| Chandler's Pond | 16.01 |
| Hardiman (Oak Square) Playground | 1.48 |
| Hobart St. Play Area | 0.60 |
| Jackson Square | 0.10 |
| Joyce Playground | 1.31 |
| Oak Square | 0.22 |
| Rogers Park | <u>8.20</u> |
| Total Acres, City of Boston Parks | 28.49 |

Public Urban Wild:

| | |
|-------------------------|-------------|
| Euston Path Rock | <u>0.67</u> |
| TOTAL PUBLIC OPEN SPACE | 29.16 |

SUB-AREA D: OAK SQUARE/WASHINGTON HEIGHTS

Private Urban Wilds:

| | |
|---------------------|-------------|
| Cenacle | 17.50 |
| Crittenton | 3.03 |
| Foster Street Hill | 5.73 |
| Foster Street Rock | 5.00 |
| Leamington Rock | 0.47 |
| St. John's Seminary | 42.25 |
| St. Sebastian's | <u>6.44</u> |

| | |
|----------------------------------|-------|
| Total Acres, Private Urban Wilds | 80.42 |
|----------------------------------|-------|

Acres Per 1,000 Persons

| | |
|-----------------------|------|
| All Public Open Space | 1.48 |
| City of Boston Parks | 1.45 |
| Private Urban Wilds | 4.09 |

SUB-AREA E: NORTH ALLSTON

| | | |
|--|--------|-------|
| Total Population | 5,713 | |
| Persons Age 19 or younger | 1,332 | 23.1% |
| Persons Ages 20-34 | 2,766 | 48.4% |
| 35-54 | 773 | 13.5% |
| 55 or older | 851 | 14.9% |
| Total Housing Units | 2,163 | |
| Total Households | 2,058 | |
| Persons Per Household | 2.78 | |
| Sub-Area: Total Acres | 581.46 | |
| Persons Per Acre | 9.83 | |
| % Families Below Poverty Level | | 21.8% |
| % Housing Units With No Access to a Car | | 46.6% |

Parks and Open Spaces:

| | |
|-----------------------------------|---------------|
| City of Boston Parks: | <u>Acres</u> |
| Fern Square | 0.04 |
| Hooker St. Play Area | 1.00 |
| Portsmouth St. Playground | 4.29 |
| Smith Park | <u>14.00</u> |
| Total Acres, City of Boston Parks | 19.29 |
| MDC Parks: | |
| Charles River Embankment* | <u>104.30</u> |
| TOTAL PUBLIC OPEN SPACE | 123.63 |
| <u>Acres Per 1,000 Persons</u> | |
| All Public Open Space | 21.64 |
| City of Boston Parks | 3.38 |
| MDC | 18.26 |

*This represents the entire Charles River Embankment in Allston-Brighton, much of which is located in the North Allston Sub-Area. Most of the recreational facilities along the Charles River in Allston-Brighton are concentrated within the North Allston Sub-Area. However, a significant amount of the Charles River Embankment is not within the North Allston Sub-Area, so that the total acreage of the Charles River Embankment, used here, distorts the amount of open space in North Allston.

SUB-AREA F: ALLSTON LANDING

| | | |
|--|--------|-------|
| Total Population | 3,159 | |
| Persons Age 19 or younger | 801 | 25.4% |
| Persons Ages 20-34 | 1,692 | 53.6% |
| 35-54 | 337 | 10.7% |
| 55 or older | 329 | 10.4% |
| Total Housing Units | 1,121 | |
| Total Households | 1,058 | |
| Persons Per Household | 2.99 | |
| Sub-Area: Total Acres | 197.86 | |
| Persons Per Acre | 15.97 | |
| % Families Below Poverty Level | | 16.6% |
| % Housing Units With No Access to a Car | | 28.7% |
| <u>Parks and Open Spaces:</u> | NONE | |

APPENDIX D: PARKS INVENTORY

| | |
|-----------------------|-------------------------------------|
| Park Name | <u>Cassidy Playground</u> |
| Location | <u>Beacon St., Cleveland Circle</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>9.44</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|-------------------|
| Turf | <u>75%</u> |
| Trees | <u>36</u> |
| Flower Beds | <u> </u> |

Sitting Areas

| | |
|---------------|---------------|
| Benches | <u>20</u> |
| Picnic Tables | <u>2</u> |
| Game Tables | <u> </u> |

Buildings

| | |
|-------------------------------|---------|
| Shelter | _____ |
| Equipment Storage | _____ |
| Indoor Recreation | _____ |
| Outdoor Recreation | _____ |
| (Swimming Pool, Skating Rink) | |
| Maintenance | 1 _____ |

Playground Equipment

Description: _____

Active Recreation

| | |
|-----------------------|---|
| Basketball Backboards | |
| Full Basketball Court | |
| Tennis Court | 2 |
| Little League | 1 |
| Softball | 2 |
| Baseball | 1 |
| Soccer | 1 |
| Football | |
| Bleachers | 1 |
| Jogging/Bicycle Path | |

Miscellaneous

| | |
|--------------------|-------------------|
| Drinking Fountains | <u>2</u> |
| Monuments | <u> </u> |
| BBQ | <u> </u> |

Other

Park Name Cunningham Park

Location Cambridge, Murdock and Sparhawk

Neighborhood Allston-Brighton

Owned and Operated By Parks Dept.

Acreage 0.17

EQUIPMENT AND FACILITIES

Greenery

Turf 90%

Trees 5

Flower Beds 3

Sitting Areas

Benches

Picnic Tables

Game Tables

Playground Equipment

Description:

Active Recreation

Basketball Backboards

Full Basketball Court

Tennis Court

Little League

Softball

Baseball

Soccer

Football

Bleachers

Jogging/Bicycle Path

Miscellaneous

Drinking Fountains

Monuments 1

BBQ

Other

| | |
|-----------------------|----------------------------------|
| Park Name | <u>Fidelis Way/Overlook Park</u> |
| Location | <u>Monastery Path</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>5.06</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|------------|
| Turf | <u>90%</u> |
| Trees | <u>40</u> |
| Flower Beds | |

Sitting Areas

| | |
|---------------|----------|
| Benches | <u>3</u> |
| Picnic Tables | <u>2</u> |
| Game Tables | |

Playground Equipment

Description: 5 timber structures, informal play area

Active Recreation

| | |
|-----------------------|-------------------|
| Basketball Backboards | <u>4</u> |
| Full Basketball Court | <u>2</u> |
| Tennis Court | <u> </u> |
| Little League | <u> </u> |
| Softball | <u> </u> |
| Baseball | <u> </u> |
| Soccer | <u> </u> |
| Football | <u> </u> |
| Bleachers | <u> </u> |
| Jogging/Bicycle Path | <u> </u> |

Miscellaneous

| | |
|--------------------|---|
| Drinking Fountains | 2 |
| Monuments | |
| BBQ | |

Other

Buildings

Shelter _____
Equipment Storage _____
Indoor Recreation _____
Outdoor Recreation _____
(Swimming Pool, Skating Rink)

| | |
|-----------------------|-------------------------|
| Park Name | <u>Chandler's Pond</u> |
| Location | <u>Lake Shore Road</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>16.01</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|-------------|
| Turf | <u>100%</u> |
| Trees | <u>30</u> |
| Flower Beds | |

Sitting Areas

Benches _____
Picnic Tables _____
Game Tables _____

Playground Equipment

Description: _____

Active Recreation

| | |
|-----------------------|-------|
| Basketball Backboards | _____ |
| Full Basketball Court | _____ |
| Tennis Court | _____ |
| Little League | _____ |
| Softball | _____ |
| Baseball | _____ |
| Soccer | _____ |
| Football | _____ |
| Bleachers | _____ |
| Jogging/Bicycle Path | _____ |

Miscellaneous

| | |
|--------------------|---|
| Drinking Fountains | |
| Monuments | 1 |
| BBQ | |

Other

Buildings

Shelter _____
Equipment Storage _____
Indoor Recreation _____
Outdoor Recreation _____
(Swimming Pool, Skating Rink)

Park Name Rogers Park

Location Rogers Park Ave., Lake St., Foster St.

Neighborhood Allston-Brighton

Owned and Operated By Parks Dept.

Acreage 8.20

EQUIPMENT AND FACILITIES

Greenery

Turf 50%

Trees 37

Flower Beds

Sitting Areas

Benches 9

Picnic Tables

Game Tables

Playground Equipment

Description: 6 timber and metal structures

spray pool

Buildings

Shelter 1

Equipment Storage

Indoor Recreation

Outdoor Recreation

(Swimming Pool, Skating Rink)

Active Recreation

Basketball Backboards 4

Full Basketball Court 2

Tennis Court 2

Little League 1

Softball

Baseball 1

Soccer 2

Football

Bleachers 2

Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 1

Monuments

BBQ

Other

| | |
|-----------------------|---------------------------------------|
| Park Name | <u>Hardiman/Oak Square Playground</u> |
| Location | <u>Faneuil and Brackett Sts.</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>1.48</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|-------------------|
| Turf | <u>65%</u> |
| Trees | <u>18</u> |
| Flower Beds | <u> </u> |

Sitting Areas

Benches 1
Picnic Tables
Game Tables

Buildings

Shelter _____
Equipment Storage _____
Indoor Recreation _____
Outdoor Recreation _____
(Swimming Pool, Skating Rink)

Playground Equipment

Description: metal play structures

Active Recreation

| | |
|-----------------------|-------------------|
| Basketball Backboards | <u>2</u> |
| Full Basketball Court | <u>1</u> |
| Tennis Court | <u> </u> |
| Little League | <u>1</u> |
| Softball | <u> </u> |
| Baseball | <u> </u> |
| Soccer | <u> </u> |
| Football | <u> </u> |
| Bleachers | <u>3</u> |
| Jogging/Bicycle Path | <u> </u> |

Miscellaneous

| | |
|--------------------|-------------------|
| Drinking Fountains | <u>1</u> |
| Monuments | <u> </u> |
| BBQ | <u> </u> |

Other

| | |
|-----------------------|---------------------------------|
| Park Name | <u>Hobart St. Play Area</u> |
| Location | <u>Hobart and Ranelegh Sts.</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>0.60</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|------------|
| Turf | <u>80%</u> |
| Trees | <u>10</u> |
| Flower Beds | <u>1</u> |

Sitting Areas

| | |
|---------------|----------|
| Benches | <u>5</u> |
| Picnic Tables | <u></u> |
| Game Tables | <u>2</u> |

Buildings

| | |
|-------------------------------|---------|
| Shelter | <u></u> |
| Equipment Storage | <u></u> |
| Indoor Recreation | <u></u> |
| Outdoor Recreation | <u></u> |
| (Swimming Pool, Skating Rink) | |

Playground Equipment

| | |
|--------------|----------------------------|
| Description: | <u>wood play structure</u> |
| | <u></u> |
| | <u></u> |
| | <u></u> |
| | <u></u> |
| | <u></u> |

Active Recreation

| | |
|-----------------------|--------------|
| Basketball Backboards | <u>3</u> |
| Full Basketball Court | <u>1 1/2</u> |
| Tennis Court | <u></u> |
| Little League | <u></u> |
| Softball | <u></u> |
| Baseball | <u></u> |
| Soccer | <u></u> |
| Football | <u></u> |
| Bleachers | <u></u> |
| Jogging/Bicycle Path | <u></u> |
| Stickball | <u>1</u> |

Miscellaneous

| | |
|--------------------|---------|
| Drinking Fountains | <u></u> |
| Monuments | <u></u> |
| BBQ | <u></u> |
| Other | <u></u> |

Park Name Hooker St. Play Area

Location Hooker, Sorrento, Goddard

Neighborhood Allston-Brighton

Owned and Operated By Parks Dept.

Acreage 1.0

EQUIPMENT AND FACILITIES

Greenery

Turf 60%

Trees 18

Flower Beds

Sitting Areas

Benches 17 ?

Picnic Tables

Game Tables 3

Buildings

Shelter

Equipment Storage

Indoor Recreation

Outdoor Recreation

(Swimming Pool, Skating Rink)

Playground Equipment

Description: 6 items--swings, slide, climber

Active Recreation

Basketball Backboards 3

Full Basketball Court 1

Tennis Court

Little League

Softball

Baseball

Soccer

Football

Bleachers

Jogging/Bicycle Path

Miscellaneous

Drinking Fountains

Monuments

BBQ

Other

Park Name Joyce Playground
 Location Union St. and Lyne Rd.
 Neighborhood Allston-Brighton
 Owned and Operated By Parks Dept.
 Acreage 1.31

EQUIPMENT AND FACILITIES

Greenery

Turf 90%
 Trees 36
 Flower Beds

Sitting Areas

Benches 8
 Picnic Tables
 Game Tables

Buildings

Shelter
 Equipment Storage
 Indoor Recreation
 Outdoor Recreation
 (Swimming Pool, Skating Rink)

Playground Equipment

Description: 9 playground structures

Active Recreation

Basketball Backboards 2
 Full Basketball Court 1
 Tennis Court
 Little League
 Softball
 Baseball
 Soccer
 Football
 Bleachers
 Jogging/Bicycle Path
 Stickball 1

Miscellaneous

Drinking Fountains 1
 Monuments 1
 BBQ

Other

Park Name McKinney Playground
Location Faneuil St.
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 5.94

EQUIPMENT AND FACILITIES

Greenery

Turf 75%
Trees 15
Flower Beds

Sitting Areas

Benches 8
Picnic Tables
Game Tables

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: 5 playground structures

Active Recreation

Basketball Backboards 4
Full Basketball Court 1
Tennis Court 2
Little League 1
Softball
Baseball 2
Soccer
Football
Bleachers 5
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 2
Monuments 1
BBQ

Other

Park Name Penniman St. Play Area
 Location Penniman and Hano
 Neighborhood Allston-Brighton
 Owned and Operated By Parks Dept.
 Acreage 0.94

EQUIPMENT AND FACILITIES

Greenery

Turf 50%
 Trees 2
 Flower Beds
 Garden X
Sitting Areas

Benches 5
 Picnic Tables 2
 Game Tables

Buildings

Shelter
 Equipment Storage
 Indoor Recreation
 Outdoor Recreation
 (Swimming Pool, Skating Rink)

Playground Equipment

Description: New playground equipment

Active Recreation

Basketball Backboards 2
 Full Basketball Court 1
 Tennis Court
 Little League
 Softball
 Baseball
 Soccer
 Football
 Bleachers
 Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
 Monuments
 BBQ
 Other

Park Name Portsmouth St. Playground

Location Portsmouth St.

Neighborhood Allston-Brighton

Owned and Operated By Parks Dept.

Acreage 4.29

EQUIPMENT AND FACILITIES

Greenery

Turf 85%

Trees 5

Flower Beds

Sitting Areas

Benches 1

Picnic Tables

Game Tables

Playground Equipment

Description: 2 swings

Buildings

Shelter

Equipment Storage

Indoor Recreation

Outdoor Recreation

(Swimming Pool, Skating Rink)

Active Recreation

Basketball Backboards 2

Full Basketball Court 1

Tennis Court removed and replaced by basketball

Little League

Softball 2

Baseball

Soccer

Football 1

Bleachers 2

Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 1

Monuments

BBQ

Other

| | |
|-----------------------|---------------------------|
| Park Name | <u>Ringer Playground</u> |
| Location | <u>Allston and Griggs</u> |
| Neighborhood | <u>Allston-Brighton</u> |
| Owned and Operated By | <u>Parks Dept.</u> |
| Acreage | <u>12.38</u> |

EQUIPMENT AND FACILITIES

Greenery

| | |
|-------------|-------------------|
| Turf | <u>75%</u> |
| Trees | <u>25 est.</u> |
| Flower Beds | <u> </u> |

Sitting Areas

| | |
|---------------|-------------------|
| Benches | <u>7</u> |
| Picnic Tables | <u> </u> |
| Game Tables | <u>2</u> |

Buildings

| | |
|-------------------------------|-------------------|
| Shelter | <u> </u> |
| Equipment Storage | <u> </u> |
| Indoor Recreation | <u>X West End</u> |
| Outdoor Recreation | <u> </u> |
| (Swimming Pool, Skating Rink) | |

Playground Equipment

| | |
|--------------|---|
| Description: | <u>4 timber climbing structures</u> |
| | <u> </u> |
| | <u> </u> |
| | <u> </u> |
| | <u> </u> |
| | <u> </u> |

Active Recreation

| | |
|-----------------------|-------------------|
| Basketball Backboards | <u>4</u> |
| Full Basketball Court | <u>2</u> |
| Tennis Court | <u>2</u> |
| Little League | <u>1</u> |
| Softball | <u> </u> |
| Baseball | <u> </u> |
| Soccer | <u> </u> |
| Football | <u> </u> |
| Bleachers | <u>2</u> |
| Jogging/Bicycle Path | <u> </u> |

Miscellaneous

| | |
|--------------------|-------------------|
| Drinking Fountains | <u>1</u> |
| Monuments | <u> </u> |
| BBQ | <u>3</u> |

Other

Park Name Smith Playground
Location Western and North Harvard
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 14.0

EQUIPMENT AND FACILITIES

Greenery

Turf 75%
Trees 30
Flower Beds

Sitting Areas

Benches 5
Picnic Tables
Game Tables 3

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment Yes

Description: metal play structures

Active Recreation

Basketball Backboards 4
Full Basketball Court 2
Tennis Court
Little League 2
Softball 3
Baseball
Soccer 1
Football
Bleachers 2
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
Monuments
BBQ

Other

APPENDIX E: CAPITAL BUDGET 1989-1993

| CAPITAL BUDGET | FISCAL YEARS 1989-1993 | | | | Long Range | Total Cap Fund Exp | Other | Total Cost |
|---------------------------|---------------------------------|-------------------------------------|--------------------------------|-----------|------------|--------------------|-------|------------|
| | Expend Through Fiscal Year 1988 | Capital Fund Expenditures 1990-1993 | Capital Fund Expenditures 1989 | 1990-1993 | | | | |
| Allston-Brighton Parks | | | | | | | | |
| Chandler's Pond | 0 | 72,000 | 115,000 | 8,000 | 0 | 80,000 | 0 | 80,000 |
| Hardiman Playground | 188,000 | 0 | 0 | 0 | 0 | 303,000 | 0 | 303,000 |
| Hooker St. Playground | 0 | 35,000 | 195,000 | 0 | 0 | 230,000 | 0 | 230,000 |
| McKinney Playground | 16,000 | 338,000 | 255,000 | 0 | 0 | 609,000 | 0 | 609,000 |
| Dak Square | 17,000 | 216,000 | 100,000 | 0 | 0 | 333,000 | 0 | 333,000 |
| Portsmouth St. Playground | 0 | 43,000 | 245,000 | 0 | 0 | 288,000 | 0 | 288,000 |
| Ringer Park | 2,000 | 80,000 | 258,000 | 0 | 0 | 340,000 | 0 | 340,000 |
| Smith Playground | 261,000 | 56,000 | 0 | 0 | 0 | 317,000 | 0 | 317,000 |
| Total Park Expenditures | 484,000 | 955,000 | 1,061,000 | 0 | 0 | 2,500,000 | 0 | 2,500,000 |
| Evergreen Cem. Gatehouse | 117,000 | 27,000 | 0 | 0 | 0 | 126,000 | 0 | 126,000 |
| Market Street Cemetery | 0 | 17,000 | 98,000 | 0 | 0 | 115,000 | 0 | 115,000 |
| Total Cemetery Exp. | 117,000 | 44,000 | 98,000 | 0 | 0 | 241,000 | 0 | 241,000 |

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